LOT 3 & PT OF LOT 2
IN OR 2556/1721
OAK RIDGE #2 PB 5/155

DESIMONE RAYMOND A
104 LAUREL DR
ROBBINSVILLE TWP, NJ 08691

**2023**

**00-00-30-043B-0003-0000**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

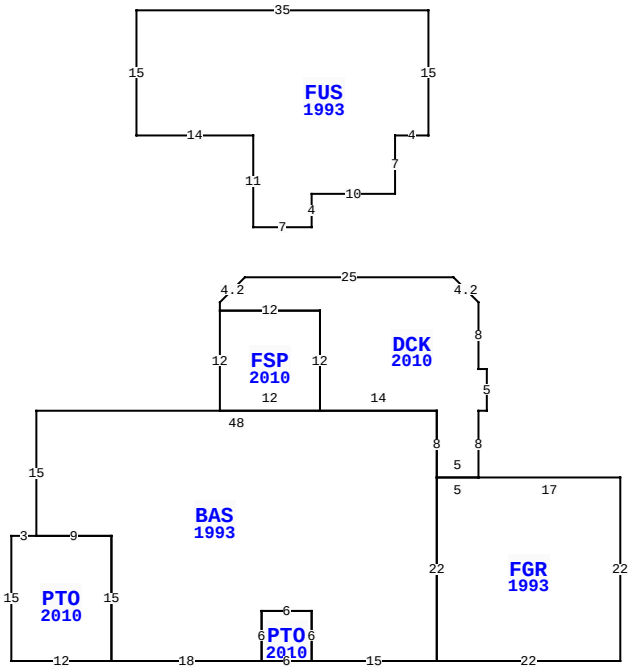
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 2008.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,269 | 100 | 1,269 | 197,569 |
| DCK | 388 | 10 | 39 | 6,072 |
| FGR | 484 | 55 | 266 | 41,414 |
| FSP | 144 | 40 | 58 | 9,030 |
| FUS | 672 | 100 | 672 | 104,623 |
| PTO | 36 | 5 | 2 | 312 |
| PTO | 180 | 5 | 9 | 1,401 |
| TOTALS | 3,173 | | 2,315 | 360,419 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,315 | 138.7337 | 164.75 | 381,396 | 1989 | 2010 | 0 | 0 | 0 | 5.50 | 94.50 |

1 SNGL FAM – 0% - 2023 Heated Area: 1941 HX Base Yr




1638 BLUE HERON LN, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 360,419 |
| TOTAL MARKET OB/XF VALUE | 6,146 |
| TOTAL LAND VALUE - MARKET | 145,000 |
| TOTAL MARKET VALUE | 511,565 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 511,565 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 511,565 |
| TOTAL JUST VALUE | 511,565 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 504,105 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2556/1721 | 4/20/2022 | WD | Q | I | 01 | 619,000 |
| GRANTOR: QUIRK THOMAS W & KELL | | | | | | |
| GRANTEE: DESIMONE RAYMOND A | | | | | | |
| 2234/0224 | 10/15/2018 | WD | Q | I | 02 | 347,000 |
| GRANTOR: STONE FINANCING LLC | | | | | | |
| GRANTEE: QUIRK THOMAS W & KE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=1993] W17 DCK=[YR=2010] N8 E1N5W1 N8 U3 L3 W25 D3 L3 S1 FSP=[YR=2010] S12E12N12W12$ E12S12E14 S8E5$ W5BAS=[YR=1993] N8 W48S15 PTO=[YR=2010] W3S15E12N15W9$ E9S15 E18 PTO=[YR=2010] E6 N6W6S6$ N6E6 S6E15 N22$ S22E22N22$ PTR= W37N30 FUS=[YR=1993] N4 E10N7E4N15 W35S15 E14S11E7$ E37S30$.

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1989 | 1989 | 3 | 68 | 2,380 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 817.00 | SF | 6.50 | 6.50 | 100 | 1989 | 1989 | 3 | 59.5 | 3,160 | |
| 3 | 1242 | WD DECK A | 0 | 0 | 0 | 0 | 303.00 | SF | 10.00 | 10.00 | 100 | 1994 | 1994 | 3 | 20 | 606 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,146

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | SFR | 0 | 0006 | RG-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 145,000.00 | 145,000.00 | 145,000 | | | | | | | |

REVIEW DATE 11/01/2017 BY DJX Total Acres: 0.00 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000 PRINTED 08/02/2023 BY SYS