LOT 5
IN OR 2347/1502
(EX OR 2201/537)

MARY B & ROBBY LLC
32 DRINKING BROOK ROAD
MONMOUTH JUNCTION, NJ 08852

2023

00-00-30-0761-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

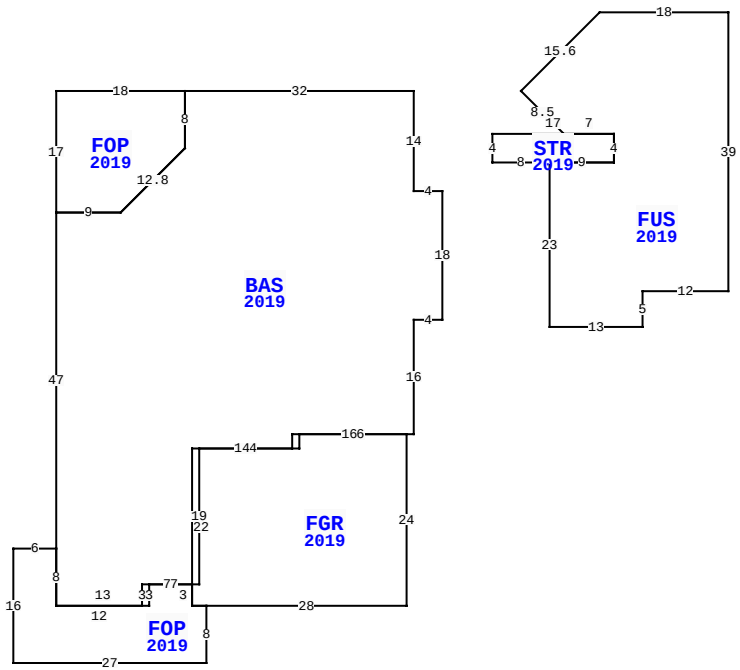
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	12	CEDAR 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,694	100	2,694	412,204
FGR	692	55	381	58,297
FOP	266	30	80	12,241
FOP	285	30	86	13,159
FUS	994	100	994	152,090
STR	68	10	7	1,071
TOTALS	4,999		4,242	649,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,242	108.5700	154.71	656,280	2019	2019	0	0	0	1.10	98.90

1 SFR CUST – 0% - 0 Heated Area: 3688 HX Base Yr



1290 QUATTLEFIELD 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	649,061
TOTAL MARKET OB/XF VALUE	19,889
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	968,950
SOH/AGL Deduction	98,291
ASSESSED VALUE	870,659
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	870,659
TOTAL JUST VALUE	968,950
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	791,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1805537	NEW CONSTR	486,265	06/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2347/1502	3/10/2020	WD	U	I	11	100
GRANTOR: ROBINSON WILLIAM III						
GRANTEE: MARY B & ROBBY LLC						
2319/0454	11/15/2019	WD	Q	I	01	917,500
GRANTOR: BINGHAM CHARLES S						
GRANTEE: ROBINSON WILLIAM II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W32 FOP=[YR=2019] W18 S17 E9 R9 U9 N8$ S8 D9 L9 W9 S47 FOP=[YR=2019] W6 S16 E27 N8 FGR=[YR=2019] E28 N24 W16 S2 W14 S22 E2$ W2 N3 W7 S3 W12 N8$ S8 E13 N3 E7 N19 E14 N2 E16 N16 E4 N18 W4 N14$ PTR= E15 FUS=[YR=2019] R11 U11 E18 S39 W12 S5 W13 N23 STR=[YR=2019] W8 N4 E17 S4 W9$ E9 N4 W7 U6 L6 $ W15$.

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	0855	CONC PAVER	0	0	0	0	1,835.00	SF	10.00	10.00	100	2019	2019	3	99	18,167	
2	0855	CONC PAVER	0	0	0	0	138.00	SF	10.00	10.00	100	2019	2019	3	99	1,366	
3	0855	CONC PAVER	0	0	0	0	36.00	SF	10.00	10.00	100	2019	2019	3	99	356	

LAND DESCRIPTION

TOTAL OB/XF 19,889

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 04/22/2019 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS