

LOT 10
IN OR 2106/358
THE BREAKERS @ OCEAN REACH #1

SEIDENSTRICKER MICHAEL W & MADELINE Q
2045 ELWOOD RD
HAMMONTON, NJ 08037

2023

00-00-30-085B-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

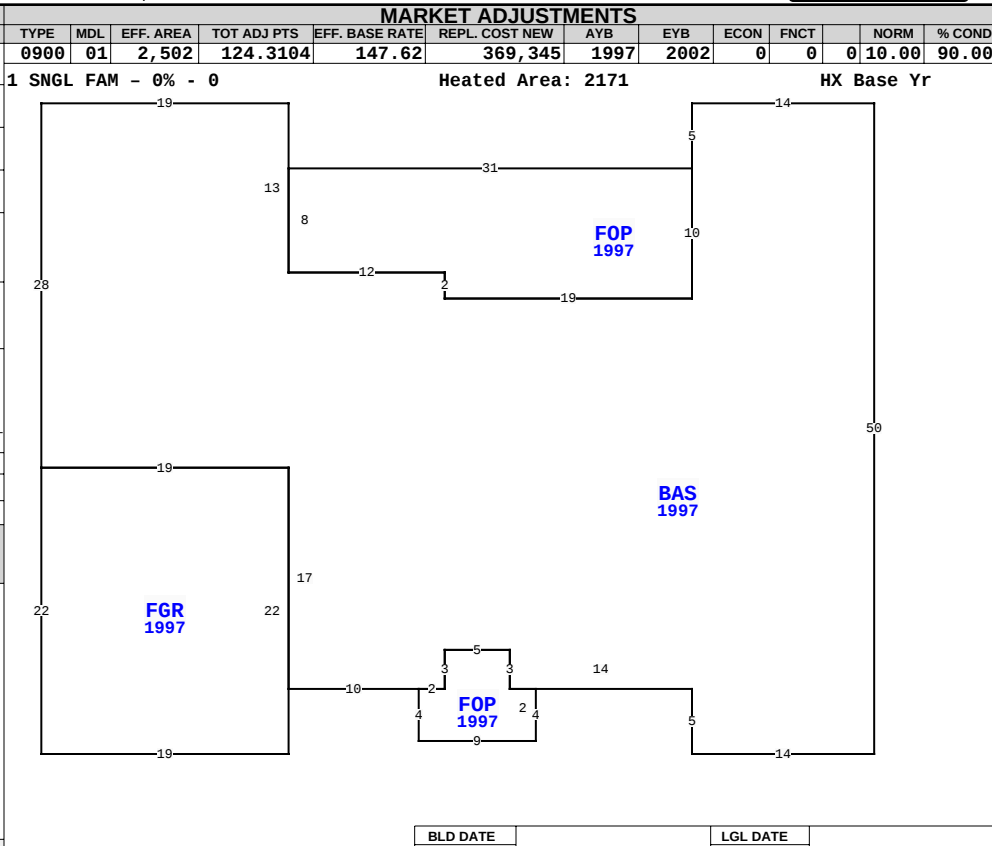
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,171	100	2,171	288,435
FGR	418	55	230	30,558
FOP	51	30	15	1,993
FOP	286	30	86	11,426
TOTALS	2,926		2,502	332,410

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	170.00	SF	5.20
3	0855	CONC PAVER	0	0	20	3	524.00	SF	7.00
4	0861	POOL GUNIT	0	0	0	0	355.00	SF	85.00
5	0845	KOOL DECK	0	0	0	0	789.00	SF	7.25
6	0910	SCRN RM L	0	0	0	0	1,060.00	SF	15.00
7	0855	CONC PAVER	0	0	0	0	238.00	SF	10.00
8	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RS-2	0.00	0.00	1.00

REVIEW DATE 08/02/2022 BY KBA



TOTAL OB/XF 31,819														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3
2	0811	CONCRETE B	0	0	0	0	170.00	SF	5.20	5.20	100	1997	1997	3
3	0855	CONC PAVER	0	0	20	3	524.00	SF	7.00	7.00	100	2011	2011	3
4	0861	POOL GUNIT	0	0	0	0	355.00	SF	85.00	85.00	100	2005	2005	3
5	0845	KOOL DECK	0	0	0	0	789.00	SF	7.25	7.25	100	2005	2005	3
6	0910	SCRN RM L	0	0	0	0	1,060.00	SF	15.00	15.00	100	2005	2005	3
7	0855	CONC PAVER	0	0	0	0	238.00	SF	10.00	10.00	100	2005	2005	3
8	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	100	2005	2005	3

TOTAL OB/XF 31,819														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	0		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00

Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	332,410		
TOTAL MARKET OB/XF VALUE	31,819		
TOTAL LAND VALUE - MARKET	180,000		
TOTAL MARKET VALUE	544,229		
SOH/AGL Deduction	98,813		
ASSESSED VALUE	445,416		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	445,416		
TOTAL JUST VALUE	544,229		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	522,597		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14304	REMODEL	5,800	02/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2106/0358	3/01/2017	WD Q	Q	I	02
GRANTOR: KEGLER HAROLD A & SUS					
GRANTEE: SEIDENSTRICKER MICH					
1384/0365	1/25/2006	WD Q	Q	I	
GRANTOR: DEFILIPPO CHARLES & M					
GRANTEE: KEGLER HAROLD A & S					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1997] W14 S5 FOP=[YR=1997] W31 S8 E12 S2 E19 N10\$ S10 W19 N2 W12 N13 W19 S28 FGR=[YR=1997] S22 E19 N22 W19\$ E19 S17 E10 FOP=[YR=1997] S4 E9 N4 W2 N3 W5 S3 W2\$ E2 N3 E5 S3 E14 S5 E14 N50\$.					

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