LOT 2
BIRD HAVEN PB 5/330

KELLY DEBORAH ANN/MAURER JERRY
11 WANAMASSA POINT RD
OCEAN, NJ 07712

2023

00-00-31-113B-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05

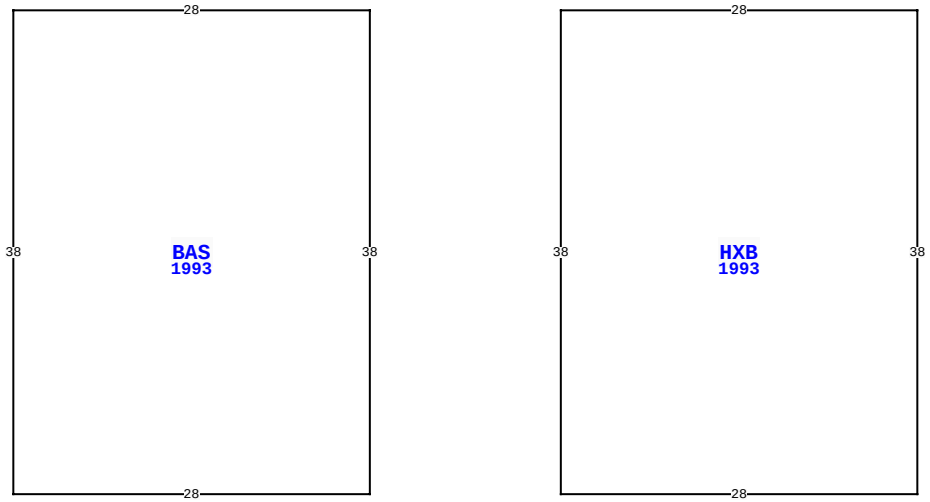
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1040.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	186,185
HXB	1,064	100	1,064	186,185
TOTALS	2,128		2,128	372,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,128	160.6024	190.72	405,852	1982	2005	0	0	0	8.25	91.75

1 SNGL FAM – 0% - 0 Heated Area: 2128 HX Base Yr



BLD DATE	07/15/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

2799 ELIZABETH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	372,369
TOTAL MARKET OB/XF VALUE	10,442
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	782,811
SOH/AGL Deduction	177,710
ASSESSED VALUE	605,101
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	605,101
TOTAL JUST VALUE	782,811
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	597,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041143	XFOB	5,000	06/22/2004
20032869	REPAIR/RRF	14,000	04/08/2003
20021030	REMODEL	8,000	06/18/2002
B969660	REMODEL	3,688	03/11/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2245/0834	12/21/2018	WD	Q	I	01	575,000
GRANTOR: DIXON EDWARD &						
GRANTEE: KELLY DEBORAH ANN &						
2061/1650	7/25/2016	SW	Q	I	01	479,000
GRANTOR: FISH CHRISTAL L						
GRANTEE: DIXON EDWARD & BETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S38 E28 N38 $ PTR= E15 HXB=[YR=1993] E28 S38 W28 N38 $ 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	0810	CONCRETE A	0	0	0	0	353.00	SF	6.50	6.50	100	1982	1982	3	41	941	
2	1241	WD DECK G	0	0	0	0	454.00	UT	21.28	21.28	100	1996	1996	3	25	2,415	
3	1241	WD DECK G	0	0	4	10	40.00	UT	15.53	15.53	100	1996	1996	3	25	155	
4	1242	WD DECK A	0	0	8	18	144.00	SF	10.00	10.00	100	1996	1996	3	20	288	
5	1241	WD DECK G	0	0	10	22	220.00	UT	21.28	21.28	100	1996	1996	3	25	1,170	
6	0851	PATIO STON	0	0	8	13	104.00	SF	1.50	1.50	100	1996	1996	3	73	114	
7	0476	VF 6 SBPL	0	0	0	0	235.00	LF	32.00	32.00	100	2004	2004	3	66	4,963	
8	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2004	2004	3	66	396	

LAND DESCRIPTION

TOTAL OB/XF 10,442

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	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/02/2023 BY SYS