LOT 13
LAKEWOOD #4 PB 5/245

TODD ANN & KEVIN
PO BOX 358
PEAPACK, NJ 07977

2023

00-00-31-143B-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

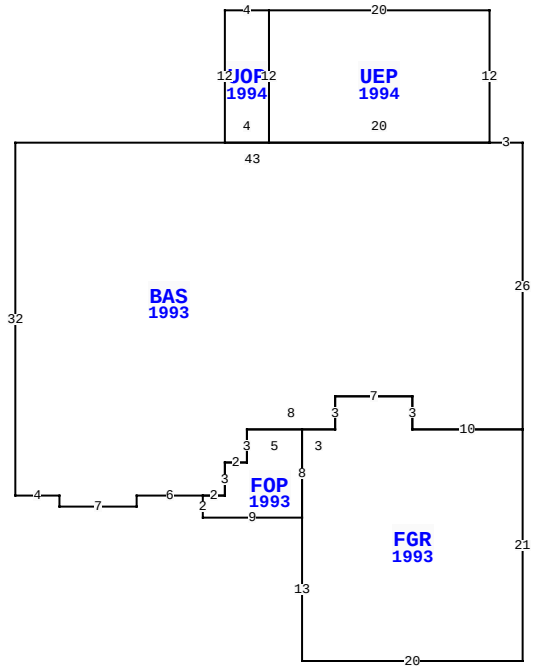
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,302	100	1,302	168,529
FGR	441	55	243	31,454
FOP	54	30	16	2,071
UEP	240	60	144	18,639
UOP	48	20	10	1,294
TOTALS	2,085		1,715	221,987

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,715	127.4900	151.39	259,634	1992	1992	0	0	0	14.50	85.50

1 SNGL FAM – 0% - 0 Heated Area: 1302 HX Base Yr



2212 WILL HARDEE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	221,987
TOTAL MARKET OB/XF VALUE	7,955
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	359,942
SOH/AGL Deduction	63,355
ASSESSED VALUE	296,587
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	296,587
TOTAL JUST VALUE	359,942
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	363,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101532	XFOB	5,900	09/09/2010
20101476	REPAIR/RRF	4,000	09/01/2010
20100948	HVAC	4,000	06/08/2010
7897	REMODEL	3,400	09/14/1993
6906	NEW CONSTR	45,600	02/13/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/1080	4/12/2023	WD	Q	I	01	575,000
GRANTOR: DUFFY JOSEPH & DIANNE						
GRANTEE: TODD ANN & KEVIN						
2329/0578	12/30/2019	WD	Q	I	01	325,000
GRANTOR: LIBERATORE JOSEPH & D						
GRANTEE: DUFFY JOSEPH & DIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 UEP=[YR=1994] N12 W20 UOP=[YR=1994] W4 S12 E4 N12$ S12 E20 $ W43 S32 E4 S1E7 N1 E6 FOP=[YR=1993] S2 E9 FGR=[YR=1993] S13 E20 N21 W10 N3 W7 S3 W3 S8$ N8 W5 S3 W2 S3 W2$ E2 N3 E2 N3 E8 N3 E7 S3 E10 N26$.

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	1992	1992	3	74	2,590	
2	0812	CONCRETE C	0	0	0	0	1,227.00	SF	4.00	4.00	100	1992	1992	3	66	3,239	
3	0810	CONCRETE A	0	0	16	12	192.00	SF	6.50	6.50	100	2000	2000	3	80	998	
4	0855	CONC PAVER	0	0	0	0	120.00	SF	10.00	10.00	100	2012	2012	3	94	1,128	

LAND DESCRIPTION

TOTAL OB/XF 7,955

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	130,000.00	130,000.00	130,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS