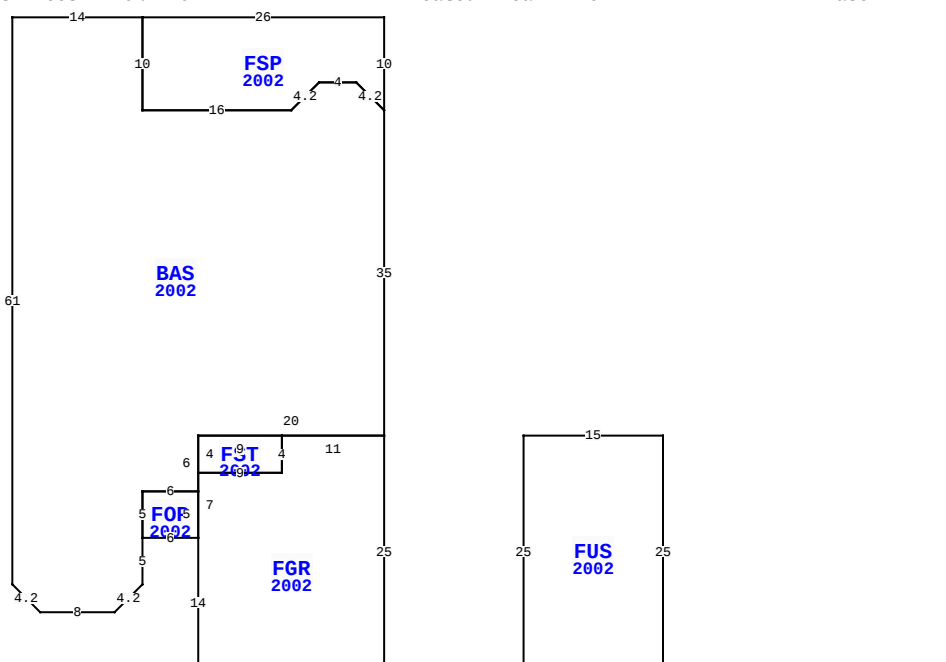


ENTRUP THOMAS E & DIANE M
15 BRANDYWINE DR
OLD BRIDGE, NJ 07747

00-00-31-1679-0060-0000

BUILDING CHARACTERISTICS CONSTRUCTION										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		16	WD FR STUC 80		0500	01	2,609	127.5648	181.78	474,264	2002	2002	0	0	10.00	90.00	VALUATION BY																	
Exterior Wall		23	REINF CONC 20		1 SFR CUST - 0% - 0										Heated Area: 2229										HX Base Yr									
Roof Structur		08	IRREGULAR 100												STANDARD																			
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										426,838									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										7,795									
Interior Floo		12	HARDWOOD 70												TOTAL LAND VALUE - MARKET										225,000									
Interior Floo		11	CLAY TILE 30												TOTAL MARKET VALUE										659,633									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										109,988									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										549,645									
Bedrooms		4	100												TOTAL EXEMPTION VALUE										0									
Bathrooms		3	100												BASE TAXABLE VALUE										549,645									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										659,633									
Stories		1.5	1.5 100		NCON VALUE										0																			
Units		0	100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										544,266																			
Quality		05	Quality Level 05																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM		MKT AREA		01																														
NEIGHBORHOOD/LOC		1080.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,854	100	1,854	303,318																														
FGR	464	55	255	41,719																														
FOP	30	30	9	1,472																														
FSP	239	40	96	15,706																														
FST	36	55	20	3,272																														
FUS	375	100	375	61,351																														
TOTALS		2,998		2,609	426,838																													
EXTRA FEATURES					502 STARBOARD LDG, FERNANDINA BEACH																													
L N	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	2002	2002	3	87	3,045																		
2	0835	QUARY TILE	0	0	4	6	24.00	SF	10.00	10.00	100	2003	2003	3	84	202																		
3	0855	CONC PAVER	0	0	0	0	57.00	SF	7.00	7.00	100	2014	2014	3	95	379																		
4	0855	CONC PAVER	0	0	0	0	608.00	SF	7.00	7.00	100	2014	2014	3	95	4,043																		
5	1242	WD DECK A	0	0	6	4	24.00	SF	15.00	15.00	100	2002	2002	3	21	76																		
6	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	100	2002	2002	3	21	50																		
TOTAL OB/XF 7,795																																		
LAND DESCRIPTION																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		R-1A	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000																	
REVIEW DATE 07/02/2018 BY DJX Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS																																		