BLOCK 146 S1/2 OF LOT 8
CITY OF FDNA BEACH

MORMELO WALTER J & MARIE ELAINA
1044 VOSSELLER AVENUE
BRIDGEWATER TOWNSHIP, NJ 08836

2023

00-00-31-1800-0146-0082

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

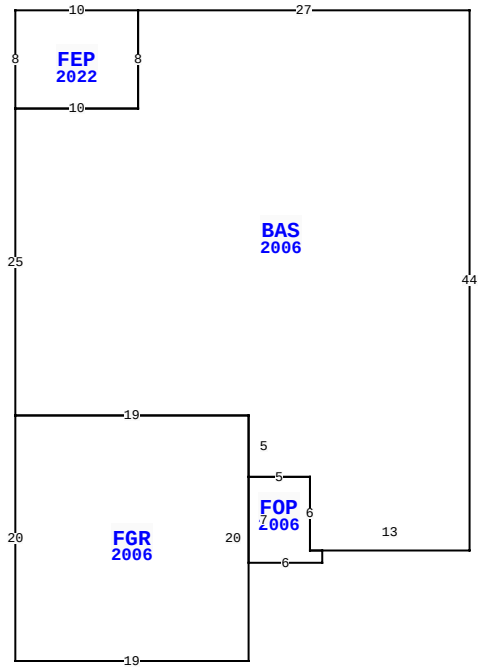
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,309	100	1,309	191,177
FEP	80	80	64	9,347
FGR	380	55	209	30,524
FOP	36	30	11	1,607
TOTALS	1,805		1,593	232,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,593	132.9570	157.89	251,519	2006	2006	0	0	0	7.50	92.50

2 SNGL FAM – 0% - 2023 Heated Area: 1309 HX Base Yr



605 S 10TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	232,655
TOTAL MARKET OB/XF VALUE	9,542
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	342,197
SOH/AGL Deduction	0
ASSESSED VALUE	342,197
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	342,197
TOTAL JUST VALUE	342,197
NCON VALUE	10,608
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091091	XFOB	1,300	08/13/2009
20053204	H/AC	5,000	12/16/2005
20052888	OTHER	7,000	10/20/2005
20052823	ELEC OTHER	1,000	10/11/2005
20052704	NEW CONSTR	104,000	09/22/2005
20051845	DEMOLITION	2,000	05/26/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2552/0122	3/30/2022	WD	Q	I	01	386,300
GRANTOR: AHNEN SHERRY						
GRANTEE: MORMELO WALTER JOSE						
2327/1941	12/20/2019	QC	U	I	11	100
GRANTOR: AHNEN SHERRY						
GRANTEE: AHNEN SHERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N44 W27 FEP=[YR=2022] W10S8 E10 N8$S8W10 S25 FGR=[YR=2006] S20 E19 N20 W19$E19 S5 FOP=[YR=2006] S7 E6 N1 W1 N6 W5$E5S6E13$.

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	50	16	800.00	SF	6.50	6.50	100	2006	2006	3	88	4,576	
2	0810	CONCRETE A	0	0	15	6	90.00	SF	6.50	6.50	100	2006	2006	3	88	515	
3	0476	VF 6 SBPL	0	0	0	0	126.00	LF	32.00	32.00	100	2009	2009	3	78	3,145	
4	0476	VF 6 SBPL	0	0	0	0	30.00	LF	16.00	16.00	100	2006	2006	3	72	346	
5	1242	WD DECK A	0	0	12	16	192.00	SF	10.00	10.00	100	2010	2010	3	50	960	

LAND DESCRIPTION

TOTAL OB/XF 9,542

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		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	100,000							

REVIEW DATE 05/17/2019 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS