

COSTELLO JOSEPH V & SUZANNE
46 CENTER ST
METUCHEN, NJ 08840

00-SB-30-1920-0013-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		10	ABOVE AVG 100		0500	11	2,182	150.6162	214.63	468,323	1988	2008		0	0	6.50	93.50	VALUATION BY		STANDARD									
Roof Structure		03	GABLE/HIP 100		1 SFR CUST - 0% - 0													Tax Group: 8		Tax Dist:									
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE		437,882									
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE		19,810									
Interior Floor		14	CARPET 100															TOTAL LAND VALUE - MARKET		250,000									
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE		707,692									
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction		140,167									
Bedrooms		3	100															ASSESSED VALUE		567,525									
Bathrooms		2	100															TOTAL EXEMPTION VALUE		0									
Frame		02	WOOD FRAME 100															BASE TAXABLE VALUE		567,525									
Stories		1.	1. 100															TOTAL JUST VALUE		707,692									
Units		0	100															NCON VALUE		0									
BUD8 Adjustme		05	DIST 1A 100															INCOME VALUE											
																		PREVIOUS YEAR MKT VALUE		535,404									
Quality		06	Quality Level 06															PERMIT NUM		DESCRIPTION		AMT		ISSUED					
DOR CODE		0100	SINGLE FAMILY															B2007892		ADDITION		55,351		09/23/2020					
MAP NUM			MKT AREA															4170		N/A		59,227		06/12/1987					
NEIGHBORHOOD/LOC		3020.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,616	100	1,616	324,297																									
FEP	120	80	96	19,265																									
FEP	224	80	179	35,922																									
FGR	420	55	231	46,357																									
FOP	20	30	6	1,204																									
FOP	180	30	54	10,837																									
TOTALS		2,580		2,182	437,882		5039 SUMMER BEACH BLVD, FERNANDINA BEACH										BLD DATE				LGL DATE								
EXTRA FEATURES												XF DATE				LAND DATE													
												INC DATE				AG DATE													
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	0855	CONC PAVER	0	0	10	4	54.00	SF	10.00	10.00	100	2021	2021	3	100	540													
2	0855	CONC PAVER	0	0	47	16	752.00	SF	10.00	10.00	100	2021	2021	3	100	7,520													
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310													
4	0855	CONC PAVER	0	0	0	0	304.00	SF	10.00	10.00	100	2021	2021	3	100	3,040													
5	0855	CONC PAVER	0	0	0	0	640.00	SF	10.00	10.00	100	2021	2021	3	100	6,400													
LAND DESCRIPTION		TOTAL OB/XF																		19,810									
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			PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000												
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