LOT 33 IN OR 1094/816
SUMMER BEACH WEST REPLAT
PB 6/283

CASAGRANDE LOUIS J & MARY LOU
3413 QUAKER ST
WALL, NJ 07719

2023

00-SB-30-197W-0033-0000

BUILDING CHARACTERISTICS

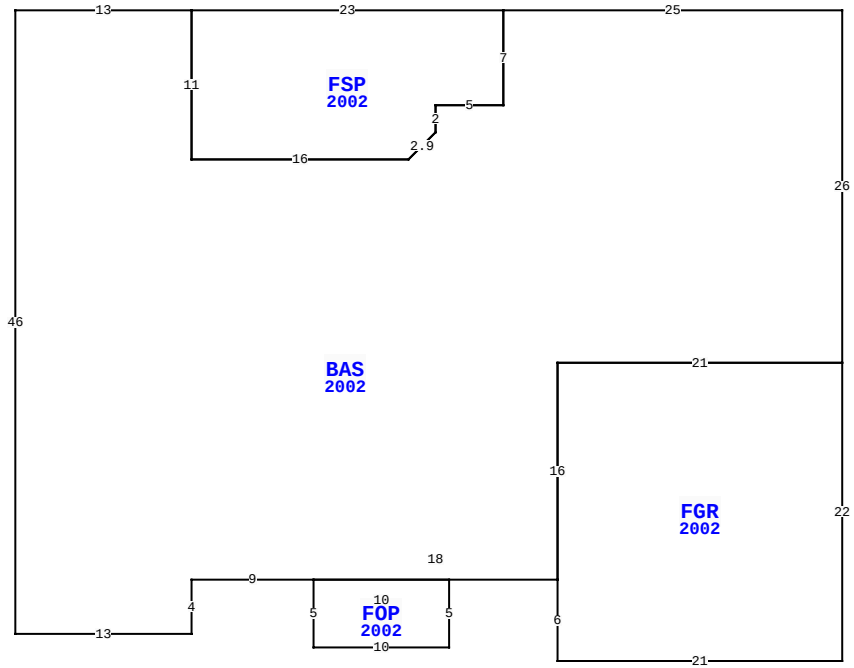
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,047	100	2,047	410,243
FGR	462	55	254	50,905
FOP	50	30	15	3,006
FSP	231	40	92	18,438
TOTALS	2,790		2,408	482,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,408	156.2669	222.68	536,213	2002	2002	0	0	0	10.00	90.00

1 SFR CUST – 0% - 0 Heated Area: 2047 HX Base Yr



95133 WOODBERRY LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	482,592
TOTAL MARKET OB/XF VALUE	6,013
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	663,605
SOH/AGL Deduction	153,112
ASSESSED VALUE	510,493
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	510,493
TOTAL JUST VALUE	663,605
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	535,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209458	NEW CONSTR	173,981	03/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1094/0816	11/14/2002	WD	Q	I		379,000

GRANTOR: SUMMER BEACH WEST LLC
GRANTEE: CASAGRANDE LOUIS J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W25 FSP=[YR=2002] W23 S11 E16 U2 R2 N2E5 N7$ S7 W5 S2 D2 L2 W16 N11 W13 S46 E13 N4 E9 FOP=[YR=2002] S5 E10 N5 W10$ E18 FGR=[YR=2002] S6 E21 N22 W21 S16$ N16 E21 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	2002	2002	3	87	3,045	
2	0810	CONCRETE A	0	0	0	0	457.00	SF	6.50	6.50	100	2002	2002	3	83	2,466	
3	0810	CONCRETE A	0	0	0	0	93.00	SF	6.50	6.50	100	2002	2002	3	83	502	

LAND DESCRIPTION

TOTAL OB/XF 6,013

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	175,000.00	175,000.00	175,000							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS