PT GOVT LOT 20 OF SEC 9-3N-29E
PBK O/40 IN OR 2093/491 (EX
RESTRICTIONS IN OR 581/741 &

MACINTOSH PATRICIA A & JOSEPH
122 MYRTLE AVENUE
PITMAN, NJ 08071

2023

09-3N-29-0000-0007-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

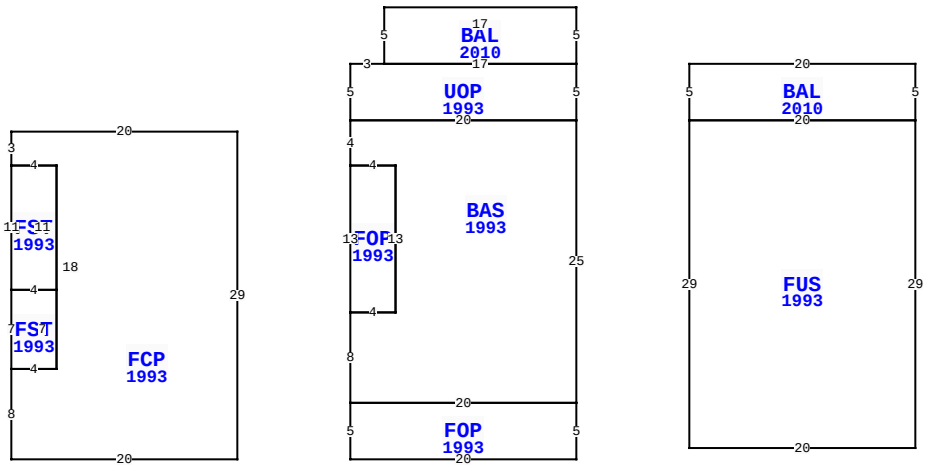
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	07	SPECIAL 100
Stories	3.	3. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	85	15	13	2,617
BAL	100	15	15	3,020
BAS	448	100	448	90,194
FCP	508	25	127	25,569
FOP	52	30	16	3,221
FOP	100	30	30	6,040
FST	28	55	15	3,020
FST	44	55	24	4,832
FUS	580	100	580	116,770
UOP	100	20	20	4,026
TOTALS	2,045		1,288	259,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,288	238.1142	226.21	291,358	1982	2000	0	0	0	11.00	89.00

1 TOWNHOUSE - 0% - 0 Heated Area: 1028 HX Base Yr



1032 N FLETCHER AVE, 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	259,309
TOTAL MARKET OB/XF VALUE	470
TOTAL LAND VALUE - MARKET	187,500
TOTAL MARKET VALUE	447,279
SOH/AGL Deduction	86,124
ASSESSED VALUE	361,155
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	361,155
TOTAL JUST VALUE	447,279
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	332,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110319	H/AC	3,500	03/07/2011
20102127	REMODEL	1,150	12/13/2010
20062808	XFOB	2,000	12/22/2006
20051434	REMODEL	8,000	03/21/2005
20020859	H/AC	3,000	05/21/2002
19983029	REPAIR/RRF	1,700	01/20/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2093/0491	1/05/2017	WD	Q	I	01	313,000
GRANTOR: EYE-EYE-EYE INC						
GRANTEE: MACINTOSH PATRICIA						
1774/0756	8/30/2011	WD	U	I	11	100
GRANTOR: KIRBY DAVID BRIAN & A						
GRANTEE: EYE-EYE-EYE INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAL=[YR=2010] W17S5 UOP=[YR=1993] W3S5 BAS=[YR=1993] S4 FOP=[YR=1993] S13 E4 N13 W4 $ E4 S13 W4 S8 FOP=[YR=1993] S5 E20 N5 W20 $ E20 N25 W20 $ E20 N5W17$ E17N5$ PTR= E10S5 BAL=[YR=2010] E20 S5 FUS=[YR=1993] S29 W20 N29 E20 $ W20N5 $N5W10 $ PTR=W30S11 FCP=[YR=1993] W20 S3 FST=[YR=1993] S11 FST=[YR=1993] S7 E4 N7 W4 $ E4 N11 W4 $ E4 S18 W4 S8 E20 N29 $N11E30$.

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	0820	WOOD WALK	0	0	20	5	100.00	SF	11.75	11.75	100	2007	2007	3	40	470	

LAND DESCRIPTION

TOTAL OB/XF 470

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	0006	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.50	5,000.00	7,500.00	187,500							

REVIEW DATE 12/20/2017 BY DJ Total Acres: 0.00 Total Land Value: 187,500 Market: 0 Agricultural: 0 Common: 187,500 PRINTED 08/02/2023 BY SYS