

LOT 49
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

HAGEN DREW & SUSAN
343 EASY ST
HOWELL, NJ 07731

2023

29-2N-28-0117-0049-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	13	LVT/LAMNT 60		
Interior Floor	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		
Occupancy	00	NONE 100		
Quality	02	Quality Level 02		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC		4087.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,609	100	2,609	303,818
FGR	264	55	145	16,885
FGR	507	55	279	32,490
FOP	60	30	18	2,096
FOP	366	30	110	12,810
FST	15	55	8	932
TOTALS	3,821		3,169	369,030

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,169	98.0628	116.45	369,030	2021	2021	0	0	0.00	100.00
1 SNGL FAM - 0% - 2023 Heated Area: 2609 HX Base Yr											
95218 SANDY POINTE DR, FERNANDINA BEACH											
BLD DATE XFD DATE INC DATE											
LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
D	VALUATION SUMMARY		
0	VALUATION BY	STANDARD	
	Tax Group: 4	Tax Dist:	
	BUILDING MARKET VALUE	369,030	
	TOTAL MARKET OB/XF VALUE	99,235	
	TOTAL LAND VALUE - MARKET	75,000	
	TOTAL MARKET VALUE	543,265	
	SOH/AGL Deduction	0	
	ASSESSED VALUE	543,265	
	TOTAL EXEMPTION VALUE	0	
	BASE TAXABLE VALUE	543,265	
	TOTAL JUST VALUE	543,265	
	NCON VALUE	92,425	
	INCOME VALUE		
	PREVIOUS YEAR MKT VALUE	406,056	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014459	ADDITION	24,000	09/22/2022
22004827	SWIM POOL	150,000	03/29/2022
C2107474	CO ISSUED	0	01/12/2022
B2107474	NEW CONSTR	394,199	06/09/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2534/0616	1/28/2022	WD Q	I	02	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: HAGEN DREW & SUSAN					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2021] W16 FOP=[YR=2021] W28 S7 E11 S10 E17 N17\$ S17 W17 N10 W11 N7 W18 S43 FGR=[YR=2021] S22 E12 N22 W12\$ E12 S12 E11 FOP=[YR=2021] S6 E10 N6 W10\$ E18 FGR=[YR=2021] S11 E21 N26 W4 FST=[YR=2021] W5 S3 E5 N3 \$ S3 W5 N1 W12 S13\$ N13 E12 N2 E9 N40\$.					

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0855	CONC PAVER	0	0	0	0	681.00	SF	10.00	10.00	100	2021	2021	3
2	0911	SCRN RM A	0	0	0	0	1,860.00	SF	17.50	17.50	100	2022	2022	3
3	0861	POOL GUNIT	0	0	0	0	457.00	SF	85.00	85.00	100	2022	2022	3
4	0855	CONC PAVER	0	0	0	0	1,403.00	SF	10.00	10.00	100	2022	2022	3
5	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3
6	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.00