BLOCK 13 LOTS 3 & 4
AMERICAN BEACH SUB #2 PB 3/6

WHITFIELD LYNETTE
1472 COMPTON TERRACE
HILLSIDE, NJ 07205

2024

00-00-30-010B-0013-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

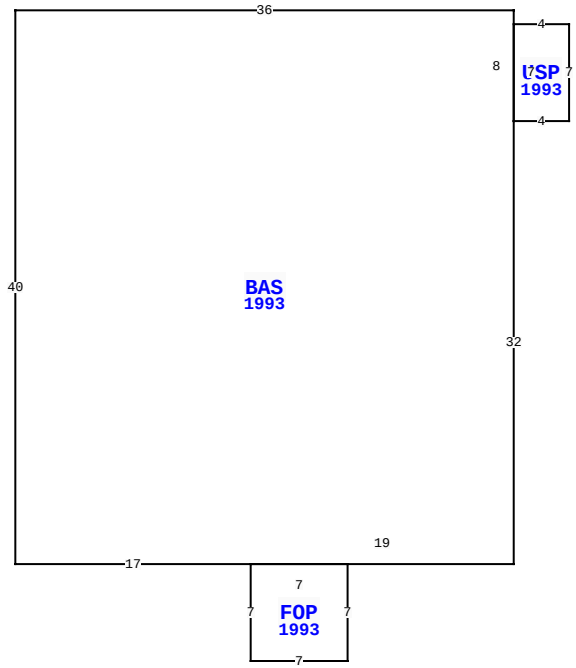
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	88,725
FOP	49	30	15	924
USP	28	30	8	493
TOTALS	1,517		1,463	90,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,463	82.6200	78.49	114,831	1955	1980	0	0	0	21.50	78.50

1 SINGLE FAM – 0% - 0 Heated Area: 1440 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

5473 ERVIN ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	90,142
TOTAL MARKET OB/XF VALUE	700
TOTAL LAND VALUE - MARKET	750,000
TOTAL MARKET VALUE	840,842
SOH/AGL Deduction	534,129
ASSESSED VALUE	306,713
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	306,713
TOTAL JUST VALUE	840,842
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	686,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0630/1106	7/11/1991	WD	U	I	09	39,000

GRANTOR: SUTTON VIVIAN & G A

GRANTEE: WHITFIELD JAMES & L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S40 E17 FOP=[YR=1993] S7 E7 N7 W7$ E19 N32
USP=[YR=1993] E4 N7 W4 S7$ N8$.

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	1955	1955	3	20	700	

LAND DESCRIPTION

TOTAL OB/XF 700

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		RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	375,000							
2	000100	C	SFR	0		RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	375,000							

REVIEW DATE 04/20/2020 BY DJA Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 08/06/2024 BY SYS