LOT 2
OCEAN BOULEVARD EST PB 5/409

MAY JOHN P & MARY JEAN
364 GARRETSON RD
BRIDGEWATER, NJ 08807

2024

00-00-30-0437-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3037.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

5620 OCEAN BLVD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	414,200
TOTAL MARKET VALUE	414,200
SOH/AGL Deduction	0
ASSESSED VALUE	414,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	414,200
TOTAL JUST VALUE	414,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	414,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009595	5409T 2331H 1859C	492,451	07/26/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2422/0066	12/30/2020	WD	Q	V	01	455,000
GRANTOR: SACHATELLO SCOTT A &						
GRANTEE: MAY JOHN P & MARY J						
1981/0420	5/19/2015	WD	Q	V	05	400,000
GRANTOR: STUDWELL ROBERT A & J						
GRANTEE: SACHATELLO SCOTT A						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000000	C	VAC RES	0		RG-1	109.00	218.00	109.00	FF		1.00	1.00	1.00	3,800.00	3,800.00	414,200							

REVIEW DATE 04/09/2024 BY HS Total Acres: 0.00 Total Land Value: 414,200 Market: 0 Agricultural: 0 Common: 414,200 PRINTED 08/06/2024 BY SYS