LOT 10
THE BREAKERS @ OCEAN REACH #1
PB 6/44

SEIDENSTRICKER JOINT LIVING TRUST/SEIDENSTRICKER M
2045 ELWOOD RD
HAMMONTON, NJ 08037

**2024**

**00-00-30-085B-0010-0000**

## BUILDING CHARACTERISTICS

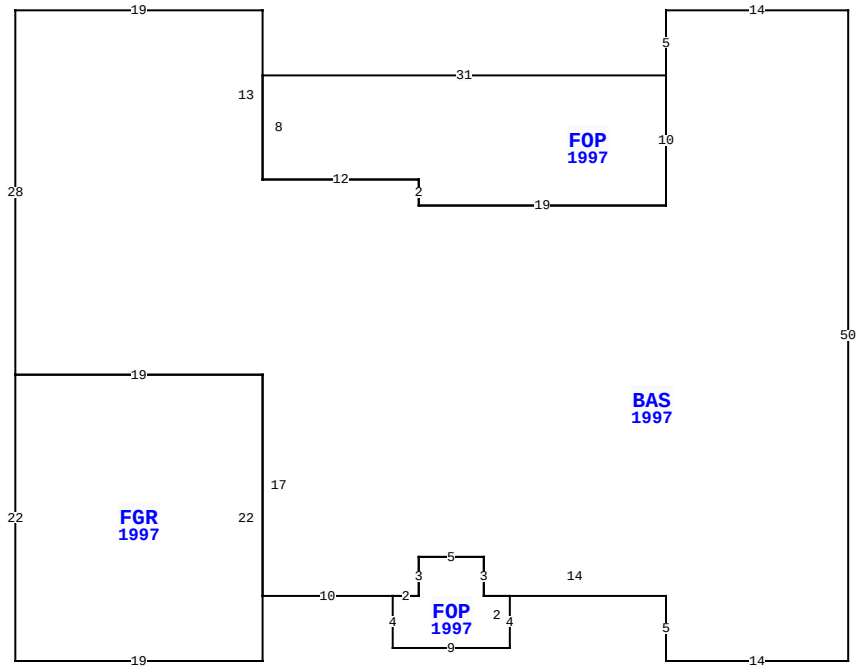
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 2031.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,171 | 100 | 2,171 | 301,930 |
| FGR | 418 | 55 | 230 | 31,987 |
| FOP | 51 | 30 | 15 | 2,086 |
| FOP | 286 | 30 | 86 | 11,961 |
| TOTALS | 2,926 | | 2,502 | 347,963 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,502 | 124.3104 | 155.39 | 388,786 | 1997 | 2002 | 0 | 0 | 0 | 10.50 | 89.50 |

1 SNGL FAM – 0% - 0 Heated Area: 2171 HX Base Yr




2901 EASTWIND DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/13/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 347,963 |
| TOTAL MARKET OB/XF VALUE | 29,931 |
| TOTAL LAND VALUE - MARKET | 250,000 |
| TOTAL MARKET VALUE | 627,894 |
| SOH/AGL Deduction | 137,936 |
| ASSESSED VALUE | 489,958 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 489,958 |
| TOTAL JUST VALUE | 627,894 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 544,229 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B14304 | REMODEL | 5,800 | 02/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2713/1880 | 4/04/2024 | QC | U | I | 11 | 100 |
| GRANTOR: SEIDENSTRICKER MICHAE | | | | | | |
| GRANTEE: SEIDENSTRICKER JOIN | | | | | | |
| 2106/0358 | 3/01/2017 | WD | Q | I | 02 | 424,000 |
| GRANTOR: KEGLER HAROLD A & SUS | | | | | | |
| GRANTEE: SEIDENSTRICKER MICH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1997] W14 S5 FOP=[YR=1997] W31 S8 E12 S2 E19 N10$ S10 W19 N2 W12 N13 W19 S28 FGR=[YR=1997] S22 E19 N22 W19$ E19 S17 E10 FOP=[YR=1997] S4 E9 N4 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E14 S5 E14 N50$.

## 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 | 1997 | 1997 | 3 | 80 | 2,800 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 170.00 | SF | 5.20 | 5.20 | 100 | 1997 | 1997 | 3 | 73 | 645 | |
| 3 | 0855 | CONC PAVER | 0 | 0 | 20 | 3 | 524.00 | SF | 7.00 | 7.00 | 100 | 2011 | 2011 | 3 | 92 | 3,375 | |
| 4 | 0861 | POOL GUNIT | 0 | 0 | 0 | 0 | 355.00 | SF | 85.00 | 85.00 | 100 | 2005 | 2005 | 3 | 40 | 12,070 | |
| 5 | 0845 | KOOL DECK | 0 | 0 | 0 | 0 | 789.00 | SF | 7.25 | 7.25 | 100 | 2005 | 2005 | 3 | 86 | 4,919 | |
| 6 | 0910 | SCRN RM L | 0 | 0 | 0 | 0 | 1,060.00 | SF | 15.00 | 15.00 | 100 | 2005 | 2005 | 3 | 24 | 3,816 | |
| 7 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 238.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 86 | 2,047 | |
| 8 | 0940 | SHEDS/PORT | 0 | 0 | 6 | 6 | 36.00 | SF | 30.00 | 30.00 | 100 | 2005 | 2005 | 3 | 24 | 259 | |

## LAND DESCRIPTION

TOTAL OB/XF 29,931

| 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 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 250,000.00 | 250,000.00 | 250,000 | | | | | | | |

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS