

LOT 16
COTTAGE AT AMELIA OR 2387/1775

LEJUEZ DAVID/PUDELKO BEATA
28 KEW DRIVE
SPRINGFIELD, NJ 07081

2024

00-00-31-1025-0016-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																														
Exterior Wall	10	ABOVE AVG 100	0320	12	1,519	212.0009	201.40	305,927	2022	2022	0	0	0.00	100.00	VALUATION SUMMARY																														
Roof Structur	03	GABLE/HIP 100	1 TOWNHOUSE - 0% - 2024												Heated Area: 1230												HX Base Yr																		
Roof Cover	03	COMP SHNGL 100																																											
Interior Wall	05	DRYWALL 100																																											
Interior Floo	13	LVT/LAMNT 60																																											
Interior Floo	14	CARPET 40																																											
Air Condition	03	CENTRAL 100																																											
Heating Type	04	AIR DUCTED 100																																											
Bedrooms	2	100																																											
Bathrooms	2.5	100																																											
Frame	02	WOOD FRAME 100																																											
Stories	0	0 100																																											
Units	0	0 100																																											
Quality			04	Quality Level 04																																									
DOR CODE			0100	SINGLE FAMILY																																									
MAP NUM			MKT AREA																			01																							
NEIGHBORHOOD/LOC			1009.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																									
BAS	406	100	406	81,768																																									
FGR	330	55	182	36,655																																									
FOP	108	30	32	6,445																																									
FOP	108	30	32	6,445																																									
FOP	128	30	38	7,653																																									
FUS	824	100	824	165,954																																									
STP	9	10	1	201																																									
STR	40	10	4	806																																									
TOTALS			1,953	1,519																			305,927																						
EXTRA FEATURES			415 S 9TH ST, FERNANDINA BEACH																			BLD DATE												LGL DATE											
																						XF DATE												LAND DATE											
																						INC DATE												AG DATE											
L N	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	0855	CONC PAVR	0	0	0	0	252.00	SF	10.00	10.00	100	2022	2022	3	100	2,520																													
2	1243	WD DECK F	0	0	9	4	36.00	SF	8.00	8.00	100	2022	2022	3	97	279																													
3	0462	ST/AL FNC	0	0	19	4	76.00	SF	10.00	10.00	100	2024	2023		100	760																													
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300																													
LAND DESCRIPTION			TOTAL OB/XF																			3,859																							
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																					
1	000100	C	SFR	0		MU-8	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000																												
REVIEW DATE 12/15/2022 BY TW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS																																													