

BLOCK 6 LOT 5
IN OR 798/891
BUCKS FDNA BEACH #2 PB 3/17

CRAFT CHRISTOPHER/PLOCK DEBORAH L
278 ELM AVENUE NORTH
NEWTOWN, PA 18940

2024

00-00-31-114B-0006-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	5 100
Frame	02	WOOD FRAME 100
Stories	2	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,060	100	1,060	114,102
FOP	50	30	15	1,614
FUS	1,060	100	1,060	114,102
UOP	28	20	6	645
UOP	28	20	6	645
TOTALS	2,226		2,147	231,109

EXTRA FEATURES	
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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	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	1985	1985	3	20	160	
2	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	1985	1985	3	20	160	
3	0812	CONCRETE C	0	0	0	0	1,363.00	SF	4.00	4.00	100	1996	1996	3	72	3,925	

LAND DESCRIPTION	
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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	000800	C	MULTI-FAM	0		R-2	60.00	115.00	60.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	270,000							

MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		VALUATION SUMMARY									PAGE 1 of 1
2700	01	2,147	104.8600	131.08	281,429	1985	1985	0	0	0	17.88	82.12		STANDARD									2
1 DUPLEX - 0% - 0														Heated Area: 2120 HX Base Yr									

2403 1ST AVE, FERNANDINA BEACH	03/13/2024	MLU
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VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	231,109
TOTAL MARKET OB/XF VALUE	4,245
TOTAL LAND VALUE - MARKET	270,000
TOTAL MARKET VALUE	505,354
SOH/AGL Deduction	130,278
ASSESSED VALUE	375,076
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	375,076
TOTAL JUST VALUE	505,354
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	465,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111049	H/AC	2,500	06/27/2011
20101001	HVAC	1,950	06/16/2010
20100011	H/AC	2,500	01/06/2010
B969620	XFOB	1,200	02/22/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0798/0891	7/03/1997	WD	Q	I		120,000	
GRANTOR: MESSER GEVONIA E							
GRANTEE: CRAFT CHRISTOPHER &							
0798/0891	7/03/1997	WD	Q	I		120,000	
GRANTOR: MESSER GEVONIA E							
GRANTEE: CRAFT CHRISTOPHER &							
BUILDING NOTES							

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W34 S10 W1 S20 E13 FOP=[YR=1993] S5 E10 N5 W10\$ E23 N20 W1 N10\$ PTR=E15 FUS=[YR=1993] E34 S10 E1 S20 W4 UOP=[YR=1993] S4 W7 N4 E7\$ W21 UOP=[YR=1993] S4 W7 N4 E7\$ W11 N20 E1 N10\$ W15\$.	