LOT 39
LAKEWOOD #5 PB 5/380

CHEN DONNA & JOHN A
61 HILLCREST RD
MARTINSVILLE, NJ 08836

2024

00-00-31-143C-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

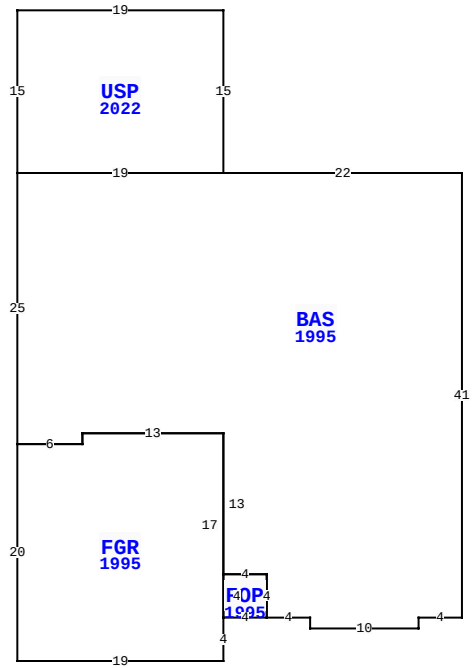
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,358	100	1,358	182,991
FGR	393	55	216	29,106
FOP	16	30	5	674
USP	285	30	86	11,589
TOTALS	2,052		1,665	224,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,665	123.2000	154.00	256,410	1995	1997	0	0	0	12.50	87.50

1 SNGL FAM – 0% - 0 Heated Area: 1358 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	03/14/2024 MLU
AG DATE	

2133 CANTERBURY LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	224,359
TOTAL MARKET OB/XF VALUE	2,448
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	401,807
SOH/AGL Deduction	80,784
ASSESSED VALUE	321,023
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	321,023
TOTAL JUST VALUE	401,807
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	346,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211652	ADDITION	0	10/18/2021
20081064	REPAIR/RRF	200	06/25/2008
B8999	NEW CONSTR	70,670	04/12/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2360/1549	5/11/2020	WD	Q	I	01	312,000
GRANTOR: MONZON-GOMEZ MEDARDO						
GRANTEE: CHEN DONNA & JOHN A						
2253/1230	2/04/2019	WD	Q	I	01	248,000
GRANTOR: BERRY DANA ROBERT ET						
GRANTEE: MONZON-GOMEZ MEDARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W22 USP=[YR=2022] N15 W19 S15 E19$ W19 S25
FGR=[YR=1995] S20 E19 N4 FOP=[YR=1995] E4 N4 W4 S4 $ N17 W13
S1 W6 $ E6 N1 E13 S13 E4 S4 E4 S1 E10 N1 E4 N41 $.

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	0811	CONCRETE B	0	0	39	16	624.00	SF	5.20	5.20	100	1995	1995	3	70	2,271	
2	0810	CONCRETE A	0	0	0	0	39.00	SF	6.50	6.50	100	1995	1995	3	70	177	

LAND DESCRIPTION

TOTAL OB/XF 2,448

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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 07/19/2022 BY DJ Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS