

LOT 53
SEASIDE PB 6/161

MANN DAVID LAWRENCE & DEBRA CONKLIN
9 MANHATTEN AVE #1
JERSEY CITY, NJ 07307

2024

00-00-31-1679-0053-0000



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										VALUATION SUMMARY									
Exterior Wall 16 WD FR STUC 70										0500 01 2,219 125.0480 187.57 416,218 2003 2003 0 0 10.00 90.00										VALUATION BY STANDARD									
Exterior Wall 23 REINF CONC 30										1 SFR CUST - 0% - 2024 Heated Area: 1874 HX Base Yr										Tax Group: 2 Tax Dist:									
Roof Structur 08 IRREGULAR 100																				BUILDING MARKET VALUE 374,596									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 7,389									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 225,000									
Interior Floo 14 CARPET 70																				TOTAL MARKET VALUE 606,905									
Interior Floo 15 HARDTILE 30																				SOH/AGL Deduction 0									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 606,905									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE 0									
Bedrooms 3 100																				BASE TAXABLE VALUE 606,905									
Bathrooms 2 100																				TOTAL JUST VALUE 606,905									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 590,241									
Occupancy 00 NONE 100																													
Quality 05 Quality Level 05																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 01																													
NEIGHBORHOOD/LOC 1080.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,874 100 1,874 316,355																													
FGR 480 55 264 44,566																													
FOP 30 30 9 1,519																													
FOP 239 30 72 12,155																													
TOTALS 2,623 2,219 374,596																													
EXTRA FEATURES										501 CROSSWIND DR, FERNANDINA BEACH																			
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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 08/01/2023 MLU																			
1 0500 FP-PRE FAB 0 0 0 0 1.00 UT 3,500.00 3,500.00 100 2003 2003 3 87 3,045																													
2 0819 CONC 12" 0 0 5 6 30.00 SF 9.50 9.50 100 2003 2003 3 83 237																													
3 0810 CONCRETE A 0 0 18 4 72.00 SF 6.50 6.50 100 2003 2003 3 83 388																													
4 0810 CONCRETE A 0 0 41 16 656.00 SF 6.50 6.50 100 2003 2003 3 83 3,539																													
5 1242 WD DECK A 0 0 6 4 24.00 SF 10.00 10.00 100 2003 2003 3 21 50																													
6 1242 WD DECK A 0 0 4 4 16.00 SF 15.00 15.00 100 2003 2003 3 21 50																													
LAND DESCRIPTION										TOTAL OB/XF 7,309																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 1.00 225,000.00 225,000.00 225,000																													
REVIEW DATE 05/12/2019 BY KBA										Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000										PRINTED 08/06/2024 BY SYS									