

LOT 60  
IN OR 1806/1101  
SEASIDE PB 6/161

ENTRUP THOMAS E & DIANE M  
15 BRANDYWINE DR  
OLD BRIDGE, NJ 07747

2024

00-00-31-1679-0060-0000



| 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                                                                                                                                 | 16               | WD FR STUC 80  | 0500                            | 01                   | 2,609                               | 127.5648    | 191.35         | 499,232        | 2002        | 2002           | 0         | 0        | 10.50       | 89.50   | VALUATION BY STANDARD  |                                   |            |                             |      |          |      |     |    |        |                |  |  |  |  |
| Exterior Wall                                                                                                                                 | 23               | REINF CONC 20  | 1 SFR CUST - 0% - 0             |                      |                                     |             |                |                |             |                |           |          |             |         |                        | Heated Area: 2229 HX Base Yr      |            |                             |      |          |      |     |    |        |                |  |  |  |  |
| Roof Structure                                                                                                                                | 08               | IRREGULAR 100  |                                 |                      |                                     |             |                |                |             |                |           |          |             |         |                        | Tax Group: 2 Tax Dist:            |            |                             |      |          |      |     |    |        |                |  |  |  |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100 |                                 |                      |                                     |             |                |                |             |                |           |          |             |         |                        | BUILDING MARKET VALUE 446,813     |            |                             |      |          |      |     |    |        |                |  |  |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 100    |                                 |                      |                                     |             |                |                |             |                |           |          |             |         |                        | TOTAL MARKET OB/XF VALUE 7,751    |            |                             |      |          |      |     |    |        |                |  |  |  |  |
| Interior Floor                                                                                                                                | 12               | HARDWOOD 70    |                                 |                      |                                     |             |                |                |             |                |           |          |             |         |                        | TOTAL LAND VALUE - MARKET 225,000 |            |                             |      |          |      |     |    |        |                |  |  |  |  |
| Interior Floor                                                                                                                                | 11               | CLAY TILE 30   |                                 |                      |                                     |             |                |                |             |                |           |          |             |         |                        | TOTAL MARKET VALUE 679,564        |            |                             |      |          |      |     |    |        |                |  |  |  |  |
| Air Condition                                                                                                                                 | 03               | CENTRAL 100    |                                 |                      |                                     |             |                |                |             |                |           |          |             |         |                        | SOH/AGL Deduction 74,955          |            |                             |      |          |      |     |    |        |                |  |  |  |  |
| Heating Type                                                                                                                                  | 04               | AIR DUCTED 100 |                                 |                      |                                     |             |                |                |             |                |           |          |             |         |                        | ASSESSED VALUE 604,609            |            |                             |      |          |      |     |    |        |                |  |  |  |  |
| Bedrooms                                                                                                                                      | 4                | 100            |                                 |                      |                                     |             |                |                |             |                |           |          |             |         |                        | TOTAL EXEMPTION VALUE 0           |            |                             |      |          |      |     |    |        |                |  |  |  |  |
| Bathrooms                                                                                                                                     | 3                | 100            |                                 |                      |                                     |             |                |                |             |                |           |          |             |         |                        | BASE TAXABLE VALUE 604,609        |            |                             |      |          |      |     |    |        |                |  |  |  |  |
| Frame                                                                                                                                         | 02               | WOOD FRAME 100 |                                 |                      |                                     |             |                |                |             |                |           |          |             |         |                        | TOTAL JUST VALUE 679,564          |            |                             |      |          |      |     |    |        |                |  |  |  |  |
| Stories                                                                                                                                       | 1.5              | 1.5 100        | NCON VALUE 0                    |                      |                                     |             |                |                |             |                |           |          |             |         |                        |                                   |            |                             |      |          |      |     |    |        |                |  |  |  |  |
| Units                                                                                                                                         | 0                | 100            | INCOME VALUE                    |                      |                                     |             |                |                |             |                |           |          |             |         |                        |                                   |            |                             |      |          |      |     |    |        |                |  |  |  |  |
| Occupancy                                                                                                                                     | 00               | NONE 100       | PREVIOUS YEAR MKT VALUE 659,633 |                      |                                     |             |                |                |             |                |           |          |             |         |                        |                                   |            |                             |      |          |      |     |    |        |                |  |  |  |  |
| 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                                                                                                                                           | 1,854            | 100            | 1,854                           | 317,513              |                                     |             |                |                |             |                |           |          |             |         |                        |                                   |            |                             |      |          |      |     |    |        |                |  |  |  |  |
| FGR                                                                                                                                           | 464              | 55             | 255                             | 43,671               |                                     |             |                |                |             |                |           |          |             |         |                        |                                   |            |                             |      |          |      |     |    |        |                |  |  |  |  |
| FOP                                                                                                                                           | 30               | 30             | 9                               | 1,541                |                                     |             |                |                |             |                |           |          |             |         |                        |                                   |            |                             |      |          |      |     |    |        |                |  |  |  |  |
| FSP                                                                                                                                           | 239              | 40             | 96                              | 16,441               |                                     |             |                |                |             |                |           |          |             |         |                        |                                   |            |                             |      |          |      |     |    |        |                |  |  |  |  |
| FST                                                                                                                                           | 36               | 55             | 20                              | 3,425                |                                     |             |                |                |             |                |           |          |             |         |                        |                                   |            |                             |      |          |      |     |    |        |                |  |  |  |  |
| FUS                                                                                                                                           | 375              | 100            | 375                             | 64,222               |                                     |             |                |                |             |                |           |          |             |         |                        |                                   |            |                             |      |          |      |     |    |        |                |  |  |  |  |
| TOTALS                                                                                                                                        |                  |                | 2,998                           | 2,609                | 446,813                             |             |                |                |             |                |           |          |             |         |                        |                                   |            |                             |      |          |      |     |    |        |                |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                |                                 |                      | 502 STARBOARD LDG, FERNANDINA BEACH |             |                |                |             |                |           |          |             |         | BLD DATE               |                                   |            |                             |      | LGL DATE |      |     |    |        | 08/01/2023 MLU |  |  |  |  |
|                                                                                                                                               |                  |                |                                 |                      | 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                                                                                                                                             | 0500             | FP-PRE FAB     | 0                               | 0                    | 0                                   | 0           | 1.00           | UT             | 3,500.00    | 3,500.00       | 100       | 2002     | 2002        | 3       | 86                     | 3,010                             |            |                             |      |          |      |     |    |        |                |  |  |  |  |
| 2                                                                                                                                             | 0835             | QUARY TILE     | 0                               | 0                    | 4                                   | 6           | 24.00          | SF             | 10.00       | 10.00          | 100       | 2003     | 2003        | 3       | 83                     | 199                               |            |                             |      |          |      |     |    |        |                |  |  |  |  |
| 3                                                                                                                                             | 0855             | CONC PAVER     | 0                               | 0                    | 0                                   | 0           | 57.00          | SF             | 7.00        | 7.00           | 100       | 2014     | 2014        | 3       | 95                     | 379                               |            |                             |      |          |      |     |    |        |                |  |  |  |  |
| 4                                                                                                                                             | 0855             | CONC PAVER     | 0                               | 0                    | 0                                   | 0           | 608.00         | SF             | 7.00        | 7.00           | 100       | 2014     | 2014        | 3       | 95                     | 4,043                             |            |                             |      |          |      |     |    |        |                |  |  |  |  |
| 5                                                                                                                                             | 1242             | WD DECK A      | 0                               | 0                    | 6                                   | 4           | 24.00          | SF             | 15.00       | 15.00          | 100       | 2002     | 2002        | 3       | 20                     | 72                                |            |                             |      |          |      |     |    |        |                |  |  |  |  |
| 6                                                                                                                                             | 1242             | WD DECK A      | 0                               | 0                    | 6                                   | 4           | 24.00          | SF             | 10.00       | 10.00          | 100       | 2002     | 2002        | 3       | 20                     | 48                                |            |                             |      |          |      |     |    |        |                |  |  |  |  |
| TOTAL OB/XF 7,751                                                                                                                             |                  |                |                                 |                      |                                     |             |                |                |             |                |           |          |             |         |                        |                                   |            |                             |      |          |      |     |    |        |                |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |                |                                 |                      |                                     |             |                |                |             |                |           |          |             |         |                        |                                   |            |                             |      |          |      |     |    |        |                |  |  |  |  |
| 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                    |                                     | 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 |                  |                |                                 |                      |                                     |             |                |                |             |                |           |          |             |         |                        |                                   |            |                             |      |          |      |     |    |        |                |  |  |  |  |