

LOT 13
IN OR 2166/3
SEASIDE PRIVACY HOMES AT

COSTELLO JOSEPH V & SUZANNE
46 CENTER ST
METUCHEN, NJ 08840

2024

00-SB-30-1920-0013-0000



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																										
Exterior Wall	10	ABOVE AVG 100	0500	11	2,182	150.6162	225.92	492,957	1988	2008	0	0	0	7.00	93.00	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 0% - 0													Heated Area: 1616													HX Base Yr												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floop	14	CARPET 100																																							
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																																							
BUD8 Adjustme	05	DIST 1A 100																																							
Quality			06	Quality Level 06																																					
DOR CODE			0100	SINGLE FAMILY																																					
MAP NUM			MKT AREA																		03																				
NEIGHBORHOOD/LOC			3020.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,616	100	1,616	339,531																																					
FEP	120	80	96	20,170																																					
FEP	224	80	179	37,609																																					
FGR	420	55	231	48,535																																					
FOP	20	30	6	1,261																																					
FOP	180	30	54	11,346																																					
TOTALS			2,580	2,182	458,450																																				
EXTRA FEATURES			5039 SUMMER BEACH BLVD, 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																								
1	0855	CONC PAVER	0	0	10	4	54.00	SF	10.00	10.00	100	2021	2021	3	99	535																									
2	0855	CONC PAVER	0	0	47	16	752.00	SF	10.00	10.00	100	2021	2021	3	99	7,445																									
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240																									
4	0855	CONC PAVER	0	0	0	0	304.00	SF	10.00	10.00	100	2021	2021	3	99	3,010																									
5	0855	CONC PAVER	0	0	0	0	640.00	SF	10.00	10.00	100	2021	2021	3	99	6,336																									
LAND DESCRIPTION			TOTAL OB/XF 19,566																																						
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000																								
REVIEW DATE 05/18/2022 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS																																									