

HABER DARAN W/LANG COLLEEN M
231 MONMOUTH AVENUE
ATLANTIC HIGHLANDS, NJ 07716

01-6N-29-0300-0054-0000



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		12	CEDAR 100		0500	01	3,232	131.2500	196.88	636,316	1979	2000	0	0	0	11.50	88.50	VALUATION BY																																
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 0% - 0												Heated Area: 2752												HX Base Yr										STANDARD											
Roof Cover		03	COMP SHNGL 100																										Tax Group: 5										Tax Dist:											
Interior Wall		05	DRYWALL 100																										BUILDING MARKET VALUE										563,140											
Interior Floo		11	CLAY TILE 100																										TOTAL MARKET OB/XF VALUE										15,055											
Air Condition		03	CENTRAL 100																										TOTAL LAND VALUE - MARKET										500,000											
Heating Type		04	AIR DUCTED 100																										TOTAL MARKET VALUE										1,078,195											
Bedrooms		2	100																										SOH/AGL Deduction										363,578											
Bathrooms		2.5	100																										ASSESSED VALUE										714,617											
Frame		02	WOOD FRAME 100																										TOTAL EXEMPTION VALUE										0											
Stories		1.	1. 100																										BASE TAXABLE VALUE										714,617											
Units		0	100																										TOTAL JUST VALUE										1,078,195											
BUD8 Adjustme		05	DIST 1A 100																										NCON VALUE										0											
Occupancy		00	NONE 100																										INCOME VALUE																					
																													PREVIOUS YEAR MKT VALUE										1,003,435											
Quality		04	Quality Level 04																																															
DOR CODE		0100	SINGLE FAMILY																																															
MAP NUM			MKT AREA																										10																					
NEIGHBORHOOD/LOC		10001.00																																																
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS		2,332	100	2,332	406,325																																													
BAS		420	100	420	73,181																																													
FGR		572	55	315	54,885																																													
FOP		30	30	9	1,568																																													
FST		36	55	20	3,485																																													
UOP		40	20	8	1,394																																													
UOP		256	20	51	8,886																																													
UOP		386	20	77	13,417																																													
TOTALS		4,072		3,232	563,140																																													
EXTRA FEATURES					105 SEA MARSH RD, FERNANDINA BEACH															BLD DATE					LGL DATE					03/14/2024					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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	46.5	930																																		
2	0812	CONCRETE C	0	0	0	0	1,657.00	SF	4.00	4.00	100	1990	1990	3	59.5	3,944																																		
3	0858	SCULP CONC	0	0	0	0	640.00	SF	13.00	13.00	100	1990	1990	3	86	7,155																																		
4	0850	PEBBLE WLK	0	0	0	0	142.00	SF	3.50	3.50	100	1984	1984	3	44	219																																		
5	0810	CONCRETE A	0	0	4	2	8.00	SF	6.50	6.50	100	1979	1979	3	30	16																																		
6	0855	CONC PAVER	0	0	0	0	331.00	SF	10.00	10.00	100	1999	1999	3	77	2,549																																		
7	0446	BOX FNC 6'	0	0	0	0	17.00	LF	20.00	20.00	100	2002	2002	3	20	68																																		
8	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2002	2002	3	58	174																																		
LAND DESCRIPTION										TOTAL OB/XF										15,055																														
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			RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000																																	