

CRYAN ELLEN & GERARD (JTROS)
43 FARMS RD
EAST BRUNSWICK, NJ 08816

01-6N-29-1320-0150-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT 0 0 18.00 82.00										VALUATION BY STANDARD									
Exterior Wall 12 CEDAR 100										0500 01 1,949 123.3750 185.06 360,682 1987 1987 0 0 18.00 82.00										Tax Group: 5 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SFR CUST - 0% - 0 Heated Area: 1931 HX Base Yr										BUILDING MARKET VALUE 295,759									
Roof Cover 06 ASB SHINGL 100																				TOTAL MARKET OB/XF VALUE 9,258									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 500,000									
Interior Floo 14 CARPET 70																				TOTAL MARKET VALUE 805,017									
Interior Floo 12 HARDWOOD 30																				SOH/AGL Deduction 181,608									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 623,409									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE 0									
Bedrooms 3 100																				BASE TAXABLE VALUE 623,409									
Bathrooms 2 100																				TOTAL JUST VALUE 805,017									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 742,176									
BUD8 Adjustme 05 DIST 1A 100																													
Occupancy 00 NONE 100																													
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 1,673 100 1,673 253,876																													
FOP 61 30 18 2,731																													
FUS 258 100 258 39,151																													
TOTALS 1,992 1,949 295,759																													
EXTRA FEATURES										97 MARSH CREEK RD, 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 0812 CONCRETE C 0 0 0 0 1,800.00 SF 4.00 4.00 100 1987 1987 3 52 3,744																													
2 1242 WD DECK A 0 0 0 0 456.00 SF 10.00 10.00 100 1987 1987 3 20 912																													
3 0850 PEBBLE WLK 0 0 0 0 312.00 SF 3.50 3.50 100 1987 1987 3 52 568																													
4 1075 TRELLIS G 0 0 0 0 512.00 SF 35.00 35.00 100 1987 1987 3 20 3,584																													
5 1126 CB/STC 8" 0 0 3 14 42.00 SF 8.00 8.00 100 1987 1987 3 52 175																													
6 1125 CB/STC 6" 0 0 6 12 72.00 SF 7.35 7.35 100 1987 1987 3 52 275																													
LAND DESCRIPTION										TOTAL OB/XF 9,258																			
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 RSF-1 0.00 0.00 1.00 LT 1.00 1.00 1.00 500,000.00 500,000.00 500,000																													
REVIEW DATE 05/12/2019 BY KBA										Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000										PRINTED 08/06/2024 BY SYS									