

LOT 2
DOCKSIDE ON CHRISTOPHER CREEK
REPLAT PB 8/107

MCMAHON BARRY J & BARBARA A
94 SAVANNAH RD
TOMS RIVER, NJ 08757

2024

45-2N-28-522D-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4075.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,743	100
FGR	240	55
FGR	441	55
FOP	126	30
FSP	377	40
TOTALS	3,927	3,307
		542,433

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,307	109.9032	164.85	545,159	2022	2022	0	0	0.50	99.50	

1 SFR CUST - 0% - 0 Heated Area: 2743 HX Base Yr

The floor plan shows a building layout with the following rooms and dimensions:

- FSP 2022**: 13' x 29'
- BAS 2022**: 52' x 31'
- FGR 2022**: 21' x 21'
- FOP 2022**: 7' x 18'

Other dimensions shown include 13', 29', 31', 39', 21', 20', 18', 7', 6', 11', 9', and 6'.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	