

IN OR 2446/1105
(EX OR 2701/933 &
EX 42-4 & 42-5)

WESTWOOD AVENUE LLC
11 PARKER RD
WEST LONG BRANCH, NJ 07764

2024

50-3N-28-0000-0042-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	09	PINE WOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4031.00
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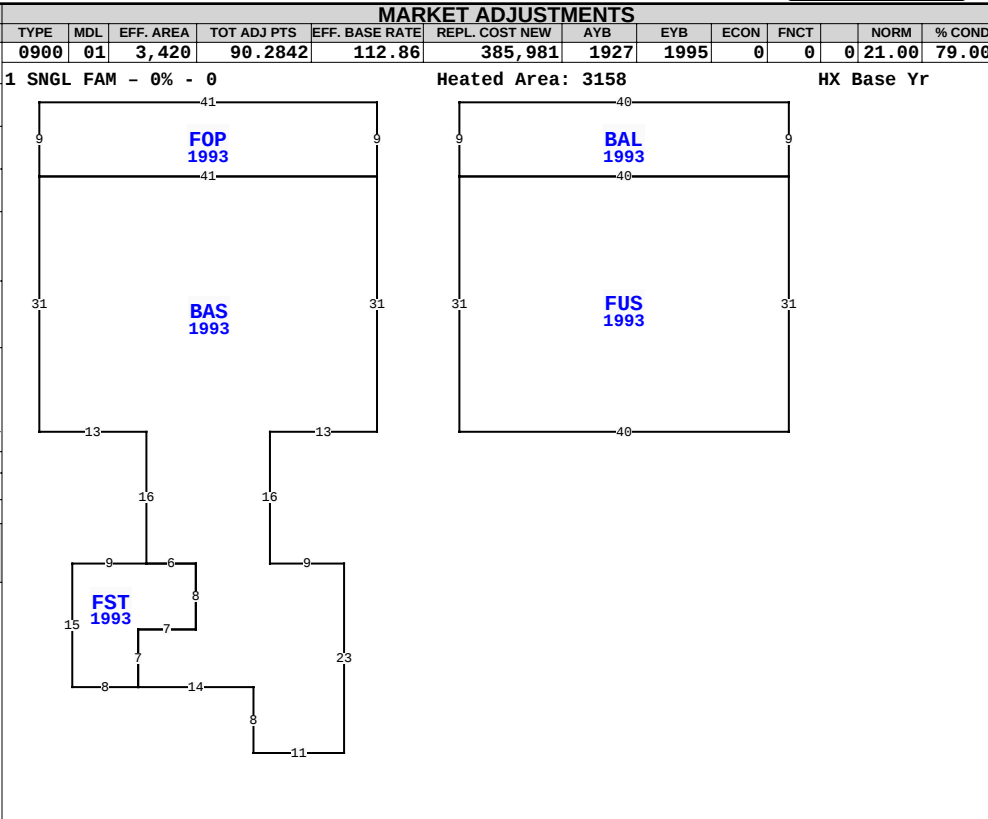
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	360	15	54	4,814
BAS	1,918	100	1,918	171,007
FOP	369	30	111	9,896
FST	176	55	97	8,648
FUS	1,240	100	1,240	110,557
TOTALS	4,063		3,420	304,925

EXTRA FEATURES				
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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	0510	GARAGE WD-	0	0	0	0		940.00	SF 35.00	100	1980	1980	3	20	6,580	
2	0500	FP-PRE FAB	0	0	0	0		1.00	UT 3,500.00	100	1981	1981	3	49	1,715	
3	0680	POLE SHED	0	0	0	0		330.00	SF 10.00	100	1981	1981	3	20	660	
4	0812	CONCRETE C	0	0	0	0		2,000.00	SF 4.00	100	1982	1982	3	38	3,040	

LAND DESCRIPTION																
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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	000130	C	SFR WATER	0		RSF-1	0.00	0.00	2.32	AC		1.00	1.00	1.00	200,000.00	200,000.00	464,000							



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

96466 BLACKROCK RD, YULEE																
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TOTAL OB/XF 11,995																
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TOTAL OB/XF 11,995																
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NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														

VALUATION BY														
Tax Group: 4														
Tax Dist:														
BUILDING MARKET VALUE														304,925
TOTAL MARKET OB/XF VALUE														11,995
TOTAL LAND VALUE - MARKET														464,000
TOTAL MARKET VALUE														780,920
SOH/AGL Deduction														190,514
ASSESSED VALUE														590,406
TOTAL EXEMPTION VALUE														0
BASE TAXABLE VALUE														590,406
TOTAL JUST VALUE														780,920
NCON VALUE														0
INCOME VALUE														0
PREVIOUS YEAR MKT VALUE														966,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428614	KITCHEN	45,000	04/01/2014

SALES DATA									
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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2446/1105	3/24/2021	WD	Q	I	01	980,000

GRANTOR: WHITFIELD ALLEN P & P

GRANTEE: WESTWOOD AVENUE LLC

1073/1966	8/09/2002	WD	U	I	01	100
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GRANTOR: WHITFIELD ALLEN P & P

GRANTEE: WHITFIELD ALLEN & P

BUILDING NOTES									
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BUILDING DIMENSIONS									
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FOP=[YR=1993] W41 S9 BAS=[YR=1993] S31 E13 S16 FST=[YR=1993] W9 S15 E8 N7 E7 N8 W6\$ E6 S8 W7 S7 E14 S8 E11 N23 W9 N16 E13 N31 W41\$ E41 N9\$ PTR= E10 BAL=[YR=1993] E40 S9 FUS=[YR=1993] S31 W40 N31 E40\$ W40 N9\$ W10\$.