

LOT 45
DUNES OF AMELIA PHASE 1
PBK 8/88

MERTZ JOHN G/BAYER TRACY ANN
2 CORAL PL
LONG BRANCH, NJ 07740

2025

00-00-30-044D-0045-0000



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	NORM	% COND	STANDARD											
Exterior Wall	10	ABOVE AVG 100				0900	01	2,303	132.8733	175.39	403,923	2017	2017	0	0	0	3.00	97.00	VALUATION BY										
Roof Structur	08	IRREGULAR 100				1 SNGL FAM - 0% - 2025												Heated Area: 1975											
Roof Cover	03	COMP SHNGL 90																HX Base Yr											
Roof Cover	12	MODULAR MT 10																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 60																											
Interior Floo	14	CARPET 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	0	0 100																											
Units	0	0 100																											
Occupancy	00	NONE 100																											
Quality						06	Quality Level 06																						
DOR CODE						0100	SINGLE FAMILY																						
MAP NUM						MKT AREA												01											
NEIGHBORHOOD/LOC						2121.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,975	100	2017	1,975	336,003																								
FGR	435	55	2017	239	40,660																								
FOP	49	30	2017	15	2,552																								
FSP	185	40	2017	74	12,590																								
TOTALS						2,644		2,303	391,805																				
EXTRA FEATURES						447 SARGASSO ST, 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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940													
2	0855	CONC PAVER	0	0	0	0	640.00	SF	7.00	7.00	100	2017	2017	3	96	4,301													
3	0855	CONC PAVER	0	0	0	0	36.00	SF	7.00	7.00	100	2017	2017	3	96	242													
4	0861	POOL GUNIT	0	0	0	0	286.00	SF	85.00	85.00	100	2018	2018	3	84	20,420													
5	0855	CONC PAVER	0	0	0	0	542.00	SF	10.00	10.00	100	2018	2018	3	97	5,257													
6	0476	VF 6 SBPL	0	0	0	0	108.00	LF	32.00	32.00	100	2018	2018	3	92	3,180													
7	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552													
TOTAL OB/XF 35,892																													
LAND DESCRIPTION																													
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												
1	000100	C	RES	0		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000												
REVIEW DATE 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2715/327	5/30/2024	WD	Q	I	01	725,000

GRANTOR: ROCCA GERALD & SHARRI

GRANTEE: MERTZ JOHN G

2167/0244	12/22/2017	WD	Q	I	02	328,300
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GRANTOR: NEW ATLANTIC BUILDERS

GRANTEE: ROCCA GERALD & SHAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W21 W1 S5 W18 S57 E11 E1 N5 E8 N13 E5 N1 E15 N43 \$

FGR=[YR=2017;ORIG=-20,63] S2 E20 N22 W15 S1 W5 S19 \$

FSP=[YR=2017;ORIG=-21,0] N5 W19 S10 E18 N5 E1 \$

FOP=[YR=2017;ORIG=-29,62] S1 E9 N6 W8 S5 W1 \$

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/31/2025 MLU