LOT 5
IN OR 2347/1502
(EX OR 2201/537)

MARY B & ROBBY LLC
32 DRINKING BROOK ROAD
MONMOUTH JUNCTION, NJ 08852

2025

00-00-30-0761-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

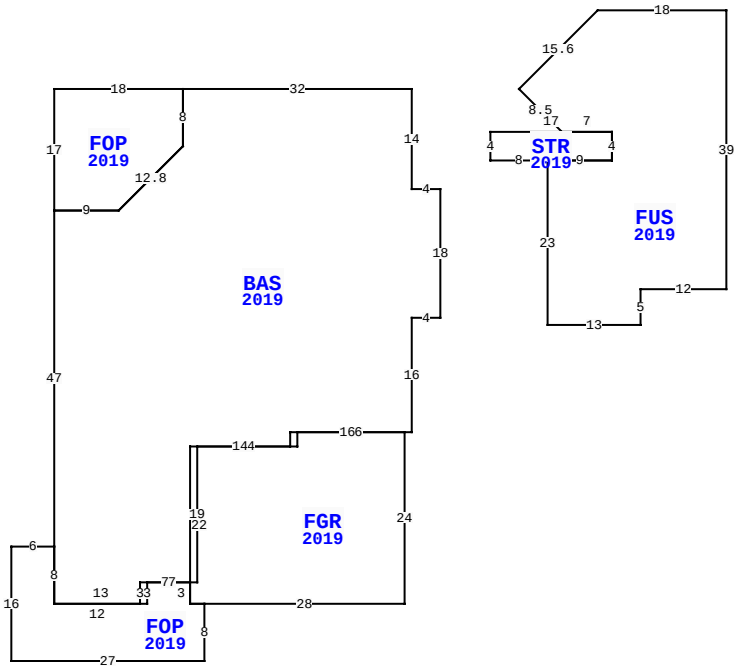
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	12	CEDAR 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,694	100	2019	2,694	495,520
FGR	692	55	2019	381	70,079
FOP	266	30	2019	80	14,714
FOP	285	30	2019	86	15,819
FUS	994	100	2019	994	182,831
STR	68	10	2019	7	1,287
TOTALS	4,999			4,242	780,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,242	118.9100	187.88	796,987	2019	2019	0	0	0	2.10	97.90

1 SFR CUST – 0% - 0 Heated Area: 3688 HX Base Yr



1290 QUATTLEFIELD LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	780,250
TOTAL MARKET OB/XF VALUE	19,488
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	1,249,738
SOH/AGL Deduction	196,241
ASSESSED VALUE	1,053,497
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,053,497
TOTAL JUST VALUE	1,249,738
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,214,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1805537	NEW CONSTR	486,265	06/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2347/1502	3/10/2020	WD	U	I	11	100
GRANTOR: ROBINSON WILLIAM III						
GRANTEE: MARY B & ROBBY LLC						
2319/0454	11/15/2019	WD	Q	I	01	917,500
GRANTOR: BINGHAM CHARLES S						
GRANTEE: ROBINSON WILLIAM II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W32 FOP=[YR=2019] W18 S17 E9 R9 U9 N8$ S8 D9 L9 W9 S47 FOP=[YR=2019] W6 S16 E27 N8 FGR=[YR=2019] E28 N24 W16 S2 W14 S22 E2$ W2 N3 W7 S3 W12 N8$ S8 E13 N3 E7 N19 E14 N2 E16 N16 E4 N18 W4 N14$ PTR= E15 FUS=[YR=2019] R11 U11 E18 S39 W12 S5 W13 N23 STR=[YR=2019] W8 N4 E17 S4 W9$ E9 N4 W7 U6 L6 $ W15$.

EXTRA FEATURES

LN	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	0855	CONC PAVER	0	0	0	0	1,835.00	SF	10.00	10.00	100	2019	2019	3	97	17,800	
2	0855	CONC PAVER	0	0	0	0	138.00	SF	10.00	10.00	100	2019	2019	3	97	1,339	
3	0855	CONC PAVER	0	0	0	0	36.00	SF	10.00	10.00	100	2019	2019	3	97	349	

LAND DESCRIPTION

TOTAL OB/XF 19,488

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

REVIEW DATE 04/22/2019 BY DJ Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS