LOT 10
THE BREAKERS @ OCEAN REACH #1
PB 6/44

SEIDENSTRICKER JOINT LIVING TRUST/SEIDENSTRICKER M
2045 ELWOOD RD
HAMMONTON, NJ 08037

2025

00-00-30-085B-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

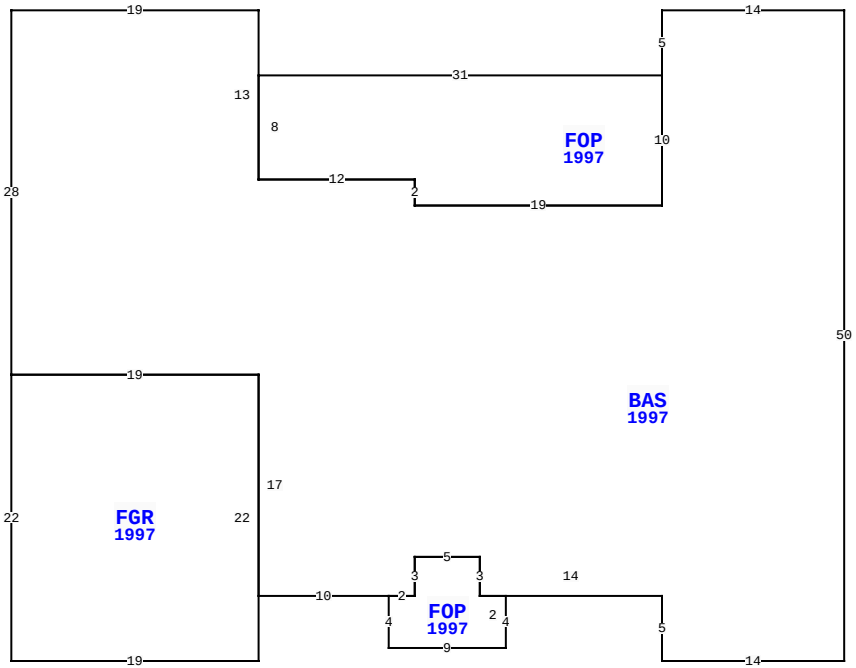
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,171	100	1997	2,171	317,053
FGR	418	55	1997	230	33,589
FOP	51	30	1997	15	2,190
FOP	286	30	1997	86	12,560
TOTALS	2,926			2,502	365,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,502	124.3104	164.09	410,553	1997	2002	0	0	0	11.00	89.00

1 SNGL FAM – 0% - 0 Heated Area: 2171 HX Base Yr



2901 EASTWIND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0811	CONCRETE B	0	0	0	0	170.00	SF	5.20	5.20	100	1997	1997	3	72	636	
3	0855	CONC PAVER	0	0	20	3	524.00	SF	7.00	7.00	100	2011	2011	3	91	3,338	
4	0861	POOL GUNIT	0	0	0	0	355.00	SF	85.00	85.00	100	2005	2005	3	36	10,863	
5	0845	KOOL DECK	0	0	0	0	789.00	SF	7.25	7.25	100	2005	2005	3	84	4,805	
6	0910	SCRN RM L	0	0	0	0	1,060.00	SF	15.00	15.00	100	2005	2005	3	22	3,498	
7	0855	CONC PAVER	0	0	0	0	238.00	SF	10.00	10.00	100	2005	2005	3	84	1,999	
8	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	100	2005	2005	3	22	238	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	365,392
TOTAL MARKET OB/XF VALUE	28,142
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	668,534
SOH/AGL Deduction	129,580
ASSESSED VALUE	538,954
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	538,954
TOTAL JUST VALUE	668,534
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	627,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14304	REMODEL	5,800	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2713/1880	4/04/2024	QC	U	I	11	100
GRANTOR: SEIDENSTRICKER MICHAE						
GRANTEE: SEIDENSTRICKER JOIN						
2106/0358	3/01/2017	WD	Q	I	02	424,000
GRANTOR: KEGLER HAROLD A & SUS						
GRANTEE: SEIDENSTRICKER MICH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W14 S5 FOP=[YR=1997] W31 S8 E12 S2 E19 N10$ S10 W19 N2 W12 N13 W19 S28 FGR=[YR=1997] S22 E19 N22 W19$ E19 S17 E10 FOP=[YR=1997] S4 E9 N4 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E14 S5 E14 N50$.

LAND DESCRIPTION

TOTAL OB/XF 28,142

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS