

BLOCK 6 LOT 5
IN OR 798/891
BUCKS FDNA BEACH #2 PB 3/17

CRAFT CHRISTOPHER/PLOCK DEBORAH L
278 ELM AVENUE NORTH
NEWTOWN, PA 18940

2025

00-00-31-114B-0006-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 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	2	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1043.00
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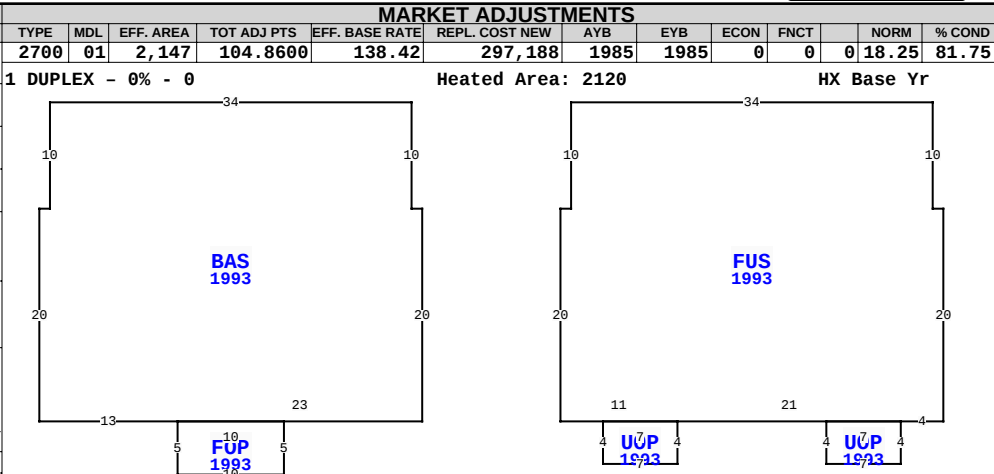
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,060	100	1993	1,060	119,948
FOP	50	30	1993	15	1,697
FUS	1,060	100	1993	1,060	119,948
UOP	28	20	1993	6	679
UOP	28	20	1993	6	679

TOTALS	2,226			2,147	242,951
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	1242	WD DECK A	0	0	8	10	80.00	SF	10.00
2	1242	WD DECK A	0	0	8	10	80.00	SF	10.00
3	0812	CONCRETE C	0	0	0	0	1,363.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	0		R-2	60.00	115.00	60.00

REVIEW DATE	12/28/2022	BY	TWA
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2403 1ST AVE, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF										4,136		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
R-2	60.00	115.00	60.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	3	

Market: 0	Agricultural: 0	Common: 360,000
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	242,951								
TOTAL MARKET OB/XF VALUE	4,136								
TOTAL LAND VALUE - MARKET	360,000								
TOTAL MARKET VALUE	607,087								
SOH/AGL Deduction	194,503								
ASSESSED VALUE	412,584								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	412,584								
TOTAL JUST VALUE	607,087								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	505,354								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111049	H/AC	2,500	06/27/2011
20101001	HVAC	1,950	06/16/2010
20100011	H/AC	2,500	01/06/2010
B969620	XFOB	1,200	02/22/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0798/0891	7/03/1997	WD	Q	I		120,000	
GRANTOR: MESSER GEVONIA E							
GRANTEE: CRAFT CHRISTOPHER &							
0798/0891	7/03/1997	WD	Q	I		120,000	
GRANTOR: MESSER GEVONIA E							
GRANTEE: CRAFT CHRISTOPHER &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W34 S10 W1 S20 E13 FOP=[YR=1993] S5 E10 N5 W10\$ E23 N20 W1 N10\$ PTR=E15 FUS=[YR=1993] E34 S10 E1 S20 W4 UOP=[YR=1993] S4 W7 N4 E7\$ W21 UOP=[YR=1993] S4 W7 N4 E7\$ W11 N20 E1 N10\$ W15\$.									