

S51.25 FT OF LOT 50
HAMBYS SUB PB 2/32

BRAZEL STEVEN & RANDIE L
101 11TH AVE
BELMAR, NJ 07719

2025

00-00-31-1360-0050-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
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		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD\$ Adjustme	02	DIST FB 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1058.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	326	15	2007	49	16,486
BAL	380	15	2017	57	19,178
BAS	1,196	100	2006	1,196	402,399
FOP	298	30	2007	89	29,944
FOP	378	30	2017	113	38,019
FUS	1,156	100	2006	1,156	388,941
SFB	72	80	2017	58	19,514
STR	74	10	2017	7	2,355

TOTALS	3,880			2,725	916,838
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0861	POOL GUNIT	0	0	0	0	589.00	SF	85.00
2	0830	FLAGSTONE	0	0	0	0	324.00	SF	12.00
3	0476	VF 6 SBPL	0	0	0	0	180.00	LF	32.00
4	0462	ST/AL FNC	0	0	0	0	250.00	SF	10.00
5	0812	CONCRETE C	0	0	0	0	1,266.00	SF	4.00
6	0810	CONCRETE A	0	0	6	4	24.00	SF	6.50
7	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
8	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		R-2	51.00	110.00	51.00

REVIEW DATE 03/29/2023 BY TWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	2,725	234.0086	369.73	1,007,514	2006	2006	0	0	9.00	91.00
1 SFR CUST - 0% - 2023 Heated Area: 2410 HX Base Yr											

2319 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE 01/10/2007	0	LGL DATE	05/07/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

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	0861	POOL GUNIT	0	0	0	0	589.00	SF	85.00	85.00	100	2017	2017	3	81	40,553	
2	0830	FLAGSTONE	0	0	0	0	324.00	SF	12.00	12.00	100	2017	2017	3	96	3,732	
3	0476	VF 6 SBPL	0	0	0	0	180.00	LF	32.00	32.00	100	2017	2017	3	90	5,184	
4	0462	ST/AL FNC	0	0	0	0	250.00	SF	10.00	10.00	100	2017	2017	3	81	2,025	
5	0812	CONCRETE C	0	0	0	0	1,266.00	SF	4.00	4.00	100	2006	2006	3	86	4,355	
6	0810	CONCRETE A	0	0	6	4	24.00	SF	6.50	6.50	100	2006	2006	3	86	134	
7	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
8	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	74	1,480	

TOTAL OB/XF									
59,243									

Total Acres: 0.00 Total Land Value: 363,375 Market: 0 Agricultural: 0 Common: 363,375

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		916,838	
TOTAL MARKET OB/XF VALUE		59,243	
TOTAL LAND VALUE - MARKET		363,375	
TOTAL MARKET VALUE		1,339,456	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,339,456	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,339,456	
TOTAL JUST VALUE		1,339,456	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,275,476	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173106	SWIM POOL	73,000	10/10/2017
20173005	RETWALL	126,000	10/03/2017
20110055	REMODEL	8,500	01/11/2011
20052745	GAS	1,000	09/27/2005
20052622	H/AC	5,000	09/07/2005
20052493	REMODEL	5,000	08/22/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2783/1386	4/28/2025	WD	Q	I	01	1,775,000
GRANTOR: MAZURSKY DON A & MARI						
GRANTEE: BRAZEL STEVEN & RAN						
2603/1060	11/16/2022	WD	Q	I	01	1,515,000
GRANTOR: TUCZAK RONALD M						
GRANTEE: MAZURSKY DON A & MA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2017] W3 N6 W30 SFB=[YR=2017] W6 S12 BAS=[YR=2006] S20 E2 S14 FOP=[YR=2007] S5 E14 S3 E6 N3 E17 N26 E2 N4 W2 N4 W3 S29 W34\$ E34 N34 W36\$ E6 N12\$ S12 E33 N6\$ PTR=E15 BAL=[YR=2017] E34 STR=[YR=2017] N8 E7 S14 W3 N6 W4\$ E4 S10 BAL=[YR=2007] S39 W38 N5 FUS=[YR=2006] N34 E34 S34 W34\$ E34 N34E4\$ W38 N10\$ W15\$.									