

LOT 60
IN OR 1806/1101
SEASIDE PB 6/161

ENTRUP THOMAS E & DIANE M
15 BRANDYWINE DR
OLD BRIDGE, NJ 07747

2025

00-00-31-1679-0060-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

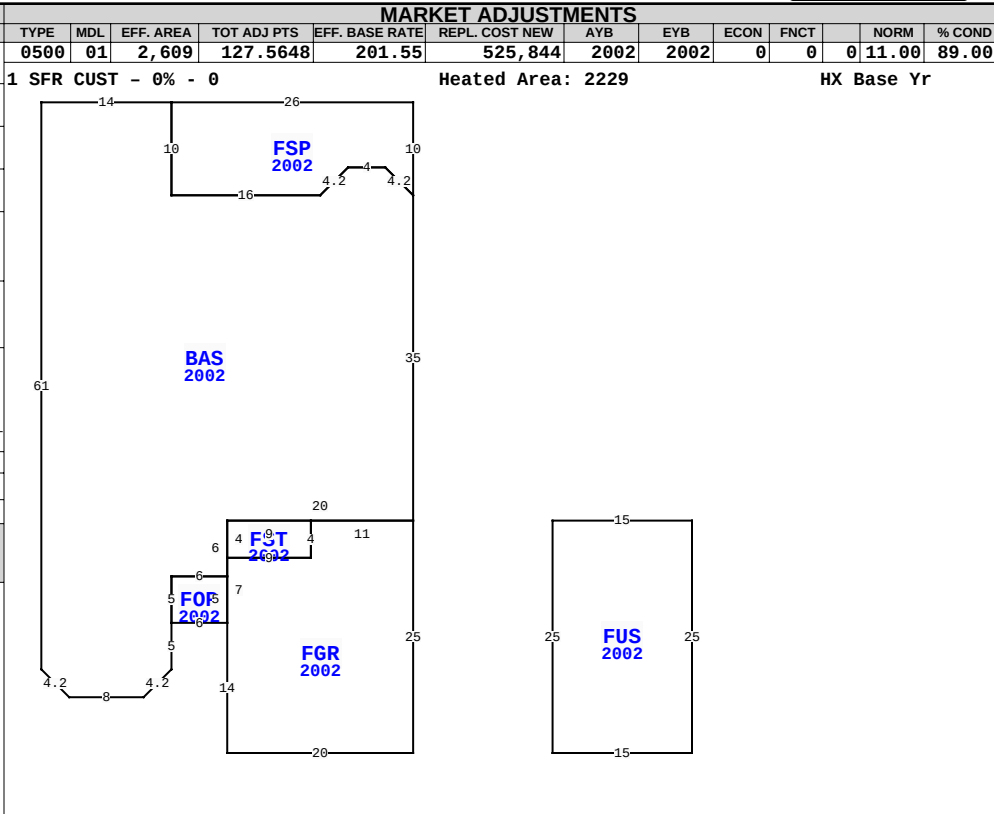
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1080.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,854	100	2002	1,854	332,570
FGR	464	55	2002	255	45,742
FOP	30	30	2002	9	1,614
FSP	239	40	2002	96	17,221
FST	36	55	2002	20	3,588
FUS	375	100	2002	375	67,267

TOTALS	2,998			2,609	468,001
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0835	QUARY TILE	0	0	4	6	24.00	SF	10.00
3	0855	CONC PAVER	0	0	0	0	57.00	SF	7.00
4	0855	CONC PAVER	0	0	0	0	608.00	SF	7.00
5	1242	WD DECK A	0	0	6	4	24.00	SF	15.00
6	1242	WD DECK A	0	0	6	4	24.00	SF	10.00

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-1	0.00	0.00	1.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025
INC DATE		AG DATE	MLU

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0835	QUARY TILE	0	0	4	6	24.00	SF	10.00	10.00	100	2003	2003	3	82	197	
3	0855	CONC PAVER	0	0	0	0	57.00	SF	7.00	7.00	100	2014	2014	3	94	375	
4	0855	CONC PAVER	0	0	0	0	608.00	SF	7.00	7.00	100	2014	2014	3	94	4,001	
5	1242	WD DECK A	0	0	6	4	24.00	SF	15.00	15.00	100	2002	2002	3	20	72	
6	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	100	2002	2002	3	20	48	

TOTAL OB/XF										7,668							
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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 2		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										468,001		
TOTAL LAND VALUE - MARKET										300,000		
TOTAL MARKET VALUE										775,669		
SOH/AGL Deduction										110,599		
ASSESSED VALUE										665,070		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										665,070		
TOTAL JUST VALUE										775,669		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										679,564		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20072034	OTHER	1,500	10/31/2007
20072033	REMODEL	1,000	10/31/2007
20071921	REMODEL	14,000	10/10/2007
20021152	NEW CONSTR	247,000	07/03/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1806/1101	8/02/2012	WD	Q	I	02	357,500	
GRANTOR: JOHNSON RICHARD & DOR							
GRANTEE: ENTRUP THOMAS E & D							
1107/1164	1/15/2003	WD	U	I	21	278,000	
GRANTOR: BEAZER HOMES CORP							
GRANTEE: JOHNSON RICHARD & D							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2002] W26 BAS=[YR=2002] W14 S61 R3 D3 E8 R3 U3 N5									
FOP=[YR=2002] E6 FGR=[YR=2002] S14 E20 N25 W11									
FST=[YR=2002] W9 S4 E9 N4 \$ S4 W9 S7 \$ N5 W6 S5 \$ N5 E6 N6									
E20 N35 L3 U3 W4 D3 L3 W16 N10 \$ S10 E16 U3 R3 E4 D3 R3 N10									
\$ PTR= E15S45 FUS=[YR=2002] E15 S25 W15 N25 \$ N45W15\$.									