BLOCK 258 W100 FT OF W200 FT
OF N1/2 OF LOT 5
IN OR 1980/1803

DWORETZKY ANDREW
1314 5TH ST
FAIR LAWN, NJ 07410

2025

00-00-31-1800-0258-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

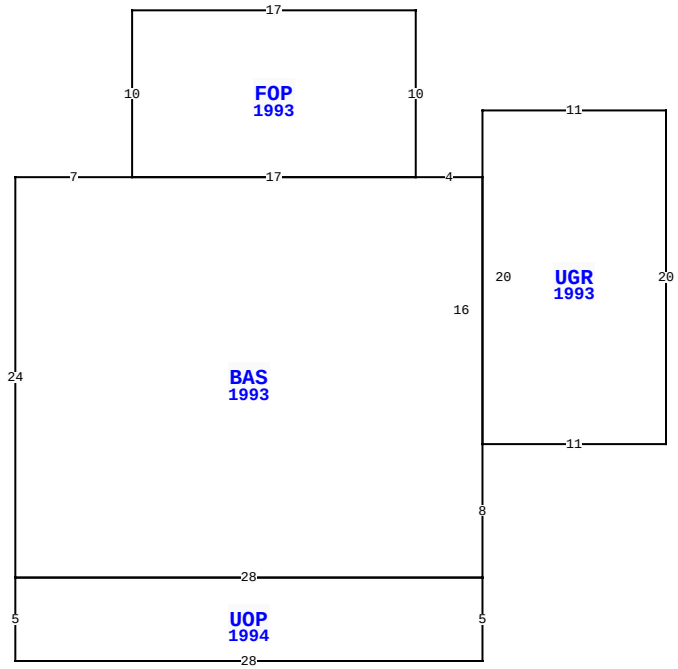
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	62,407
FOP	170	30	1993	51	4,736
UGR	220	45	1993	99	9,194
UOP	140	20	1994	28	2,600
TOTALS	1,202			850	78,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	850	121.0000	121.00	102,850	1948	1960	0	0	0	23.25	76.75

1 SINGLE FAM – 0% - 0 Heated Area: 672 HX Base Yr



330 N 14TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	78,937
TOTAL MARKET OB/XF VALUE	822
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	214,759
SOH/AGL Deduction	25,452
ASSESSED VALUE	189,307
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,307
TOTAL JUST VALUE	214,759
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041606	ELEC OTHER	1,000	09/08/2004
7709	REPAIR/RRF	500	05/18/1993
5265	REPAIR/RRF	4,500	03/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1980/1803	5/19/2015	DG	U	I	11	100
GRANTOR: DWORETZKY KATHERINE						
GRANTEE: DWORETZKY ANDREW						
1949/0266	11/24/2014	FJ	U	I	11	0
GRANTOR: DWORETZKY PHILLIP S E						
GRANTEE: DWORETZKY KATHERINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 S24 UOP=[YR=1994] S5 E28 N5 W28$ E28 N8
UGR=[YR=1993] E11 N20 W11 S20$ N16 W4 FOP=[YR=1993] N10 W17
S10 E17$ W17$.

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	0811	CONCRETE B	0	0	0	0	790.00	SF	5.20	5.20	100	1960	1960	3	20	822	

LAND DESCRIPTION

TOTAL OB/XF 822

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	0006	R-1	86.00	100.00	1.00	LT		1.00	1.00	0.75	180,000.00	135,000.00	135,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS