LOT 13
IN OR 2166/3
SEASIDE PRIVACY HOMES AT

COSTELLO JOSEPH V & SUZANNE
46 CENTER ST
METUCHEN, NJ 08840

2025

00-SB-30-1920-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

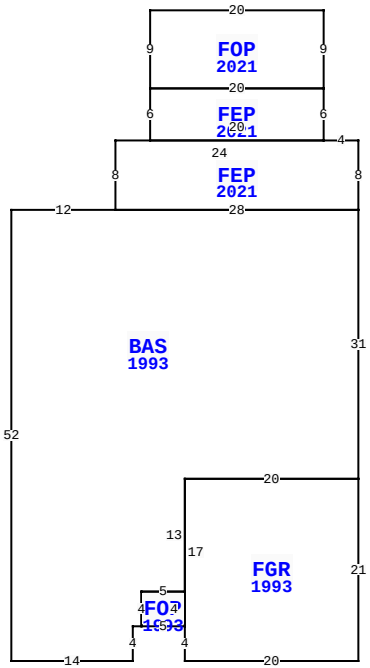
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100	1993	1,616	318,611
FEP	120	80	2021	96	18,927
FEP	224	80	2021	179	35,292
FGR	420	55	1993	231	45,544
FOP	20	30	1993	6	1,183
FOP	180	30	2021	54	10,647
TOTALS	2,580			2,182	430,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,182	141.0024	222.78	486,106	1988	2000	0	0	0	11.50	88.50

1 SFR CUST – 0% - 0 Heated Area: 1616 HX Base Yr



5039 SUMMER BEACH BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	430,204
TOTAL MARKET OB/XF VALUE	19,496
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	849,700
SOH/AGL Deduction	162,995
ASSESSED VALUE	686,705
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	686,705
TOTAL JUST VALUE	849,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	828,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2007892	ADDITION	55,351	09/23/2020
4170	N/A	59,227	06/12/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2166/0003	12/18/2017	WD	Q	I	01	485,000
GRANTOR: RUNG DONALD MERLE & D						
GRANTEE: COSTELLO JOSEPH V I						
2164/1642	4/07/2017	WD	U	I	11	100
GRANTOR: MIXON ROBERT D SR						
GRANTEE: RUNG DONALD MERIE &						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2021] W4 FEP=[YR=2021] N6 FOP=[YR=2021] N9 W20 S9 E20$ W20 S6 E20$ W24 S8 BAS=[YR=1993] W12 S52 E14 N4 E1 FOP=[YR=1993] E5 FGR=[YR=1993] S4 E20 N21 W20 S17$ N4W5 S4$ N4 E5 N13 E20 N31 W28$ E28 N8$.

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	0855	CONC PAVER	0	0	10	4	54.00	SF	10.00	10.00	100	2021	2021	3	99	535	
2	0855	CONC PAVER	0	0	47	16	752.00	SF	10.00	10.00	100	2021	2021	3	99	7,445	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
4	0855	CONC PAVER	0	0	0	0	304.00	SF	10.00	10.00	100	2021	2021	3	99	3,010	
5	0855	CONC PAVER	0	0	0	0	640.00	SF	10.00	10.00	100	2021	2021	3	99	6,336	

LAND DESCRIPTION

TOTAL OB/XF 19,496

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 05/18/2022 BY DJ Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/30/2025 BY SYS