

UNIT 1411
IN OR 2104/40
WINDSONG OR 326/16

ROSENBERG BUILDING CORPORATION
225 SUNRISE CT
WESTWOOD, NJ 07675

2025

01-6N-29-V30A-1411-0000


BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY			
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
Floor		1 100	8330021			1,966				1980	1980	100	100	0			
Recreation	POOL	POOL 100															
Location	INTERIOR	INTERIOR 100															
View	GC/OCEAN	GC/OCEAN 100															
Balcony	PATIO/DECK	PATIO/DECK 100															
Parking	DET GARAGE	DET GARAGE 100															
Bedrooms		2 100															
Bathrooms		2.5 100															
Oth Rooms		4 100															
User Defined	REMODEL	REMODEL 100															
1 CONDO - 0% - 0																	
HX Base Yr																	
Quality	03	Quality Level 03															
DOR CODE	0400	CONDOMINIUM															
MAP NUM		MKT AREA	10														
NEIGHBORHOOD/LOC	10008.00																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												
TOTALS	1,966			1,966													

VALUATION SUMMARY		PAGE 1 of 1	5
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE			1,441,000
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			1,441,000
SOH/AGL Deduction			173,528
ASSESSED VALUE			1,267,472
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,267,472
TOTAL JUST VALUE			1,441,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,427,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2104/0040	2/28/2017	WD	Q	I	01	920,000
GRANTOR: SALLY JEAN W LLC						
GRANTEE: ROSENBERG BUILDING						
1710/1125	9/02/2010	QC	U	I	11	100
GRANTOR: JANTZEN NELSON R III						
GRANTEE: SALLY JEAN W LLC						

BUILDING NOTES	

BUILDING DIMENSIONS	

LAND DESCRIPTION										TOTAL OB/XF														
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1411 BEACH WALKER RD, FERNANDINA BEACH																								
0																								