

LOT 31
IN OR 2158/822
LITTLE DUNES PB 5/340

MANHEIM JOINT REVOCABLE TRUST/MANHEIM MICHAEL TRUS
304 EAST CHESTNUT AVE
METUCHEN, NJ 08840

2025

02-6N-29-DCLO-0031-0000



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	PAGE 1 of 1 5																
Exterior Wall	10	ABOVE AVG 100	0500	11	2,280	152.6056	241.12	549,754	1993	1993	0	0	14.75	85.25	VALUATION BY STANDARD																
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 0% - 0													Heated Area: 2077															
Roof Cover	03	COMP SHNGL 100														HX Base Yr															
Interior Wall	05	DRYWALL 100																													
Interior Floor	12	HARDWOOD 70																													
Interior Floor	14	CARPET 30																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms		3 100																													
Bathrooms		3 100																													
Frame	02	WOOD FRAME 100																													
Stories	2.	2. 100																													
Units		0 100																													
Quality			05	Quality Level 05																											
DOR CODE			0100	SINGLE FAMILY																											
MAP NUM				MKT AREA 10																											
NEIGHBORHOOD/LOC			10003.010																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,237	100	1993	1,237	254,271																										
FOP	44	30	1993	13	2,673																										
FOP	120	30	1993	36	7,400																										
FSP	110	40	1993	44	9,044																										
FUS	840	100	1993	840	172,666																										
UDC	352	25	1993	88	18,089																										
UOP	72	20	1993	14	2,878																										
UST	18	45	1993	8	1,644																										
TOTALS	2,793			2,280	468,665																										
EXTRA FEATURES						31 LITTLE DUNES CIR, FERNANDINA BEACH													BLD DATE 05/08/2025 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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	72	1,440															
2	0810	CONCRETE A	0	0	0	0	336.00	SF	6.50	6.50	100	1993	1993	3	64	1,398															
3	0820	WOOD WALK	0	0	0	0	124.00	SF	11.75	11.75	100	1993	1993	3	40	583															
4	0825	BRICK	0	0	0	0	261.00	SF	12.50	12.50	100	1993	1993	3	88	2,871															
5	0300	BOAT DCK W	0	0	13	9	117.00	SF	40.00	40.00	100	1993	1993	3	20	936															
6	0441	STK FNC 4'	0	0	0	0	51.00	LF	6.50	6.50	100	1993	1993	3	20	66															
LAND DESCRIPTION																		TOTAL OB/XF 7,294													
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							
1	000140	C	RES GOLF	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000														
REVIEW DATE 12/03/2019 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS																															