

LOT 459
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

DUMONT ELLIS M & HELEN R
75 WEISS ROAD
UPPER SADDLE RIVER, NJ 07458

2025

27-2N-28-006C-0459-0000



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 4																																															
Exterior Wall	31	HARDIE BRD 90	0500	11	3,739	133.0452	210.21	785,975	2024	2024	0	0	0.00	100.00	VALUATION BY STANDARD																																															
Exterior Wall	21	STONE 10	1 SFR CUST - 0% - 2025												Heated Area: 3202												HX Base Yr																																			
Roof Structure	08	IRREGULAR 100															VALUATION SUMMARY																																													
Roof Cover	03	COMP SHNGL 100															Tax Group: 4												Tax Dist:																																	
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE												785,975																																	
Interior Floor	11	CLAY TILE 50															TOTAL MARKET OB/XF VALUE												139,893																																	
Interior Floor	14	CARPET 50															TOTAL LAND VALUE - MARKET												200,000																																	
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE												1,125,868																																	
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction												0																																	
Bedrooms	02	WOOD FRAME 100															ASSESSED VALUE												1,125,868																																	
Bathrooms	1.	1. 100															TOTAL EXEMPTION VALUE												0																																	
Occupancy	00	NONE 100															BASE TAXABLE VALUE												1,125,868																																	
Quality			03	Quality Level 03												TOTAL JUST VALUE												1,125,868																																		
DOR CODE			0100	SINGLE FAMILY												NCON VALUE												925,868																																		
MAP NUM			MKT AREA												INCOME VALUE												PREVIOUS YEAR MKT VALUE												165,000																							
NEIGHBORHOOD/LOC			4042.00												PERMIT NUM												DESCRIPTION												AMT												ISSUED											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	SP240008926												POOL												204,000												07/31/2024																				
BAS	3,202	100	2025	3,202	673,092	C0240006217												PRIVATE PROVIDER												591,479												05/23/2024																				
FGR	690	55	2025	380	79,880	B230011843												H3230/ G682												951,479												09/15/2023																				
FOP	42	30	2025	13	2,733																																																									
FOP	480	30	2025	144	30,270																																																									
TOTALS			4,414		3,739	785,975	BLD DATE												LGL DATE												05/08/2025												MLU																			
EXTRA FEATURES			95316 BENTGRASS CT, FERNANDINA BEACH												XF DATE												LAND DATE												AG DATE																							
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	BUILDING NOTES																																												
1	0501	FP-AVERAGE	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000		BUILDING DIMENSIONS																																												
2	0855	CONC PAVER	0	0	0	0	1,569.00	SF	10.00	10.00	100	2025	2024		100	15,690		BAS=[YR=2025;ORIG=-20,0] W17 S17 W23 N7 U3L3 W9 N7 W13 S59																																												
3	0912	SCRN RM G	0	0	65	33	2,145.00	SF	20.00	20.00	100	2025	2024		100	42,900		E23 N4 E7 E2 N4 E8 S4 D6R4 E5 U6R4 N2 E4 S2 E8 N55 \$																																												
4	0861	POOL GUNIT	0	0	0	0	507.00	SF	85.00	85.00	100	2025	2024		100	43,095		FGR=[YR=2025;ORIG=-85,59] E23 S30 W23 N30 \$																																												
5	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000		FOP=[YR=2025;ORIG=-72,0] E35 S17 W23 N7 U3L3 W9 N7 \$																																												
6	0857	SANDSTONE/	0	0	0	0	1,638.00	SF	16.00	16.00	100	2025	2024		100	26,208		FOP=[YR=2025;ORIG=-53,51] E8 S5 W10 N1 E2 N4 \$																																												
7	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000																																														
LAND DESCRIPTION			TOTAL OB/XF												139,893																																															
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	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000																																													
REVIEW DATE 02/10/2025 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS																																																														