

LOT 19
IN OR 2133/229
ESMT PT OR 1258/1035

DUBOSE PHILLIP & CHERYL
34 LEBANON RD
BRIDGETON, NJ 08302

2025

41-3N-28-1250-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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
		04
NEIGHBORHOOD/LOC	4034.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,012	100	2025	2,012	446,664
FGR	888	55	2025	488	108,336
FOP	190	30	2025	57	12,654
FOP	240	30	2025	72	15,984
FOP	360	30	2025	108	23,976
FUS	600	100	2025	600	133,200
FUS	711	100	2025	711	157,842
STR	52	10	2025	5	1,110
STR	52	10	2025	5	1,110
UOP	720	20	2025	144	31,968
TOTALS	5,825			4,202	932,844

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	2,669.00	SF	10.00
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,202	140.5043	222.00	932,844	2024	2024	0	0	0.00	100.00
1 SFR CUST - 0% - 2025											
Heated Area: 3323											
HX Base Yr											

28808 GRANDVIEW MNR, YULEE				XF DATE		LAND DATE				
				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2,669.00	SF	10.00	10.00	100	2025	2024		100	26,690	
1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

TOTAL OB/XF											
28,690											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000131	C	RES CREEK	0		PUD	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		932,844	
TOTAL MARKET OB/XF VALUE		28,690	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		1,211,534	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,211,534	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,211,534	
TOTAL JUST VALUE		1,211,534	
NCON VALUE		961,534	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		250,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0240002915	TWO-STORY-NSFR (H	477,126	03/13/2024
22013668	NEW CONSTR	477,126	09/08/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2133/0229	7/07/2017	WD	Q	V	02
GRANTOR: LIGHTHOUSE POINTE DEV					
GRANTEE: DUBOSE PHILLIP & CH					
1938/1054	9/19/2014	SW	U	I	37
GRANTOR: VRE ENGLEWOOD LLC					
GRANTEE: LIGHTHOUSE POINTE D					

BUILDING NOTES									
BAS=[YR=2025;ORIG=46,20] N10 E14 S15 E1 S8 W1 S27 W20 N6 W30 N8 W4 N11 E4 N15 E36 \$									
FOP=[YR=2025;ORIG=46,20] W36 N10 E36 S10 \$									
UOP=[YR=2025;ORIG=46,10] W36 N20 E36 S20 \$									
FOP=[YR=2025;ORIG=40,54] W30 S8 E30 N2 N6 \$									
FGR=[YR=2025;ORIG=40,60] E20 E3 S38 W4 S1 W14 N1 W5 N36 N2 \$									
FUS=[YR=2025;ORIG=80,10] E19 S22 W2 S5 E2 S8 W15 N3 N13 W4 S4 W10 N12 E10 N11 \$									
FOP=[YR=2025;ORIG=80,10] E19 N10 W19 S10 \$									
STR=[YR=2025;ORIG=80,29] E4 S13 W4 N13 \$									
FUS=[YR=2025;ORIG=76,60] E3 E4 E5 S7 E4 S24 W4 S7 W12 N10 W4 N12 E4 N16 \$									