

IN OR 2446/1105
(EX OR 2701/933 &
EX 42-4 & 42-5)

WESTWOOD AVENUE LLC
11 PARKER RD
WEST LONG BRANCH, NJ 07764

2025

50-3N-28-0000-0042-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Wall	06
Interior Floo	09
Interior Floo	11
Air Condition	03
Heating Type	04
Bedrooms	4
Bathrooms	3.5
Frame	02
Stories	2.
Units	0
BUD8 Adjustme	04
Occupancy	00

Quality	04
DOR CODE	0100

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4031.00
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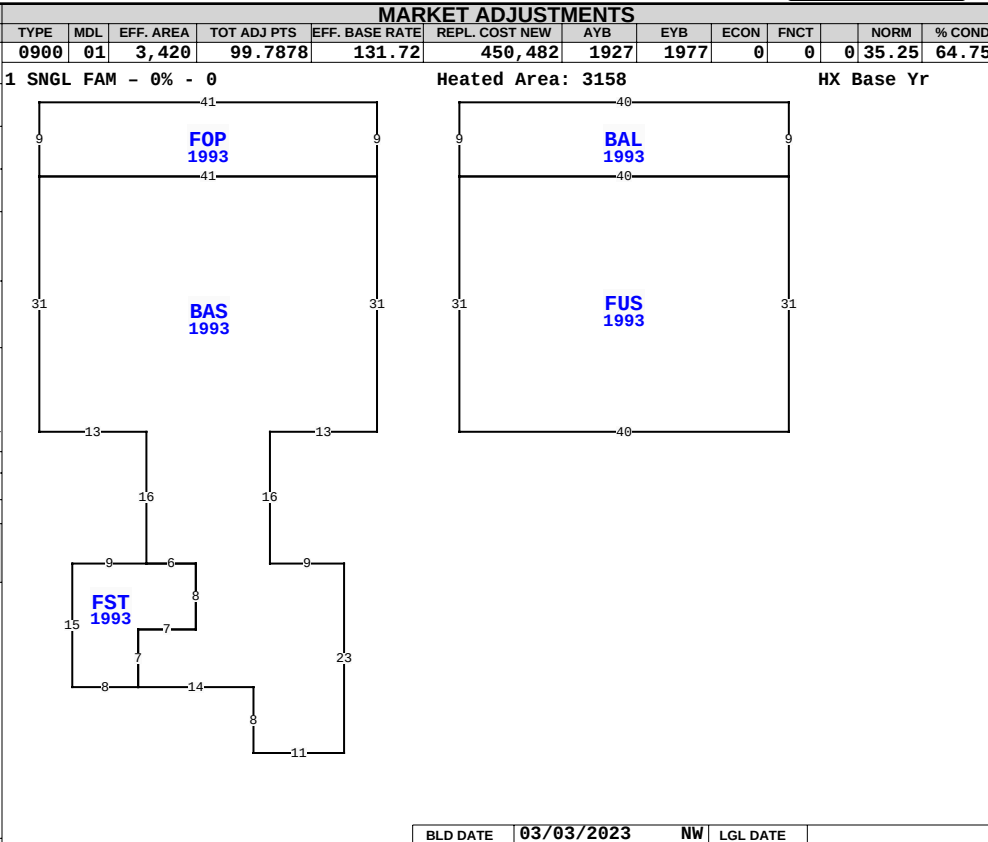
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	360	15	1993	54	4,606
BAS	1,918	100	1993	1,918	163,584
FOP	369	30	1993	111	9,467
FST	176	55	1993	97	8,273
FUS	1,240	100	1993	1,240	105,758
TOTALS	4,063			3,420	291,687

EXTRA FEATURES	
L N	OB/XF CODE

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	0510	GARAGE WD-	0	0	0	0	940.00	SF	35.00	35.00	100	1980	1980	3	20	6,580	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	46.5	1,628	
3	0680	POLE SHED	0	0	0	0	330.00	SF	10.00	10.00	100	1981	1981	3	20	660	
4	0812	CONCRETE C	0	0	0	0	2,000.00	SF	4.00	4.00	100	1982	1982	3	35	2,800	

LAND DESCRIPTION	
L N	USE CODE
1	000131

REVIEW DATE	07/21/2025	BY	KBA
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96466 BLACKROCK RD, YULEE

BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

TOTAL OB/XF		11,668
L N	USE CODE	CLS
1	000131	C

Total Acres: 2.32	Total Land Value: 464,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			291,687
TOTAL MARKET OB/XF VALUE			11,668
TOTAL LAND VALUE - MARKET			464,000
TOTAL MARKET VALUE			767,355
SOH/AGL Deduction			117,908
ASSESSED VALUE			649,447
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			649,447
TOTAL JUST VALUE			767,355
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			780,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428614	KITCHEN	45,000	04/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2446/1105	3/24/2021	WD	Q	I	01	980,000
GRANTOR: WHITFIELD ALLEN P & P						
GRANTEE: WESTWOOD AVENUE LLC						
1073/1966	8/09/2002	WD	Q	I	01	100
GRANTOR: WHITFIELD ALLEN P & P						
GRANTEE: WHITFIELD ALLEN & P						

BUILDING NOTES	
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BUILDING DIMENSIONS	
FOP=[YR=1993] W41 S9 BAS=[YR=1993] S31 E13 S16 FST=[YR=1993] W9 S15 E8 N7 E7 N8 W6\$ E6 S8 W7 S7 E14 S8 E11 N23 W9 N16 E13 N31 W41\$ E41 N9\$ PTR= E10 BAL=[YR=1993] E40 S9 FUS=[YR=1993] S31 W40 N31 E40\$ W40 N9\$ W10\$.	