LOT 3
OCEAN BOULEVARD EST PB 5/409

MONROE TERRY O & KIMBERLY C
1060 TULLO FARM ROAD
BRIDGEWATER, NJ 08807

2026

00-00-30-0437-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 60
Frame	03	MASONRY 40
Stories	3.	3. 100
Quality	02	Quality Level 02

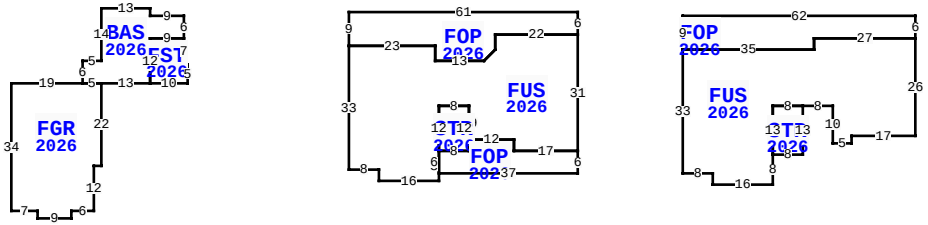
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3037.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	344	100	2026	344	86,361
FGR	810	55	2026	446	111,968
FOP	258	30	2026	77	19,331
FOP	477	30	2026	143	35,900
FOP	543	30	2026	163	40,921
FST	113	55	2026	62	15,565
FUS	1,677	100	2026	1,677	421,011
FUS	1,751	100	2026	1,751	439,589
STR	96	10	2026	10	2,511
STR	104	10	2026	10	2,511
TOTALS	6,173			4,683	1,175,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,683	151.2344	251.05	1,175,667	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 0% - 2026 Heated Area: 3772 HX Base Yr



5628 OCEAN BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,175,667
TOTAL MARKET OB/XF VALUE	60,000
TOTAL LAND VALUE - MARKET	475,000
TOTAL MARKET VALUE	1,710,667
SOH/AGL Deduction	57,000
ASSESSED VALUE	1,653,667
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,653,667
TOTAL JUST VALUE	1,710,667
NCON VALUE	1,235,667
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	380,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250002568	NSFR (T) 6364 (H)	709,657	03/12/2025
SP240004797	INGROUND CONCRETE	60,000	04/25/2024
22007580	NEW CONSTR	709,657	05/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2262/0040	3/14/2019	WD	Q	V	01	425,000
GRANTOR: SACHATELLO SCOTT A &						
GRANTEE: MONROE TERRY O & KI						
1981/0420	5/19/2015	WD	Q	V	05	400,000
GRANTOR: STUDWELL ROBERT A & J						
GRANTEE: SACHATELLO SCOTT A						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2026;ORIG=40,10] S34 E7 S2 E9 N2 E6 N12 E2 N22 W5 W19 $
BAS=[YR=2026;ORIG=64,10] W5 N6 E5 N14 E13 S2 E9 S6 W9 S12 W13 $
FST=[YR=2026;ORIG=86,-2] W9 S12 E10 N5 W1 N7 $
FUS=[YR=2026;ORIG=130,0] S33 E8 S3 E16 N8 N12 E8 S9 E12 S3 E17 N31 W22 S4 D3L3 W13 N4 W23 $
STR=[YR=2026;ORIG=154,16] E8 S12 W8 N12 $
FOP=[YR=2026;ORIG=154,34] N6 E8 N3 E12 S3 E17 S6 W37 $
FOP=[YR=2026;ORIG=130,0] N9 E61 S6 W22 S4 D3L3 W13 N4 W23 $
FUS=[YR=2026;ORIG=219,1] S33 E8 S3 E16 N8 N13 E8 E8 S10 E5 N2 E17 N26 W27 S3 W35 $

EXTRA FEATURES

LN	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	0860	POOL/SPA	0	0	0	0	1.00	UT	60,000.00	60,000.00	100	2026	2025	05	100	60,000	

TOTAL OB/XF 60,000

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		RG-1	95.00	249.00	95.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	475,000							

REVIEW DATE 07/24/2025 BY HS Total Acres: 0.00 Total Land Value: 475,000 Market: 0 Agricultural: 0 Common: 475,000 PRINTED 07/09/2026 BY SYS