

LOT 45
DUNES OF AMELIA PHASE 1
PBK 8/88

MERTZ JOHN G/BAYER TRACY ANN
2 CORAL PL
LONG BRANCH, NJ 07740

2026

00-00-30-044D-0045-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2121.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,975	100	2017	1,975	351,996
FGR	435	55	2017	239	42,596
FOP	49	30	2017	15	2,673
FSP	185	40	2017	74	13,189
TOTALS	2,644			2,303	410,454

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
4	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RLM	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	
0900	01	2,303	132.8733	184.69	425,341	2017	2017	0	0	0	3.50	96.50	
1 SNGL FAM 0% - 2025 Heated Area: 1975 HX Base Yr													
447 SARGASSO ST, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/31/2025 MLU													

TOTAL OB/XF 49,440													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017
4	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2018	2018

TOTAL OB/XF 49,440													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND
1	000100	C	RES	0		RLM	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		410,454	
TOTAL MARKET OB/XF VALUE		49,440	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		624,894	
SOH/AGL Deduction		0	
ASSESSED VALUE		624,894	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		624,894	
TOTAL JUST VALUE		624,894	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		592,697	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180998	SWIM POOL	29,700	03/23/2018
20172466	CO ISSUED	0	12/21/2017
20172466	NEW CONSTR	249,971	08/13/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2715/327	5/30/2024	WD	Q	I	01	725,000	
GRANTOR: ROCCA GERALD & SHARRI							
GRANTEE: MERTZ JOHN G							
2167/0244	12/22/2017	WD	Q	I	02	328,300	
GRANTOR: NEW ATLANTIC BUILDERS							
GRANTEE: ROCCA GERALD & SHAR							

BUILDING NOTES									
BAS=[YR=2017;ORIG=0,0] W21 W1 S5 W18 S57 E11 E1 N5 E8 N13 E5 N1 E15 N43 \$									
FGR=[YR=2017;ORIG=-20,63] S2 E20 N22 W15 S1 W5 S19 \$									
FSP=[YR=2017;ORIG=-21,0] N5 W19 S10 E18 N5 E1 \$									
FOP=[YR=2017;ORIG=-29,62] S1 E9 N6 W8 S5 W1 \$									