

LOT 31
IN OR 2158/822
LITTLE DUNES PB 5/340

MANHEIM JOINT REVOCABLE TRUST/MANHEIM MICHAEL TRUS
304 EAST CHESTNUT AVE
METUCHEN, NJ 08840

2026

02-6N-29-DCLO-0031-0000



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 5														
Exterior Wall	10	ABOVE AVG 100	0500	11	2,280	152.6056	253.33	577,592	1993	1993	0	0	0	15.00	85.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SFR CUST 0% - 0													Heated Area: 2077 HX Base Yr													
Roof Cover	03	COMP SHNGL 100															VALUATION SUMMARY												
Interior Wall	05	DRYWALL 100															Tax Group: 5 Tax Dist:												
Interior Floo	12	HARDWOOD 70															BUILDING MARKET VALUE 490,953												
Interior Floo	14	CARPET 30															TOTAL MARKET OB/XF VALUE 2,919												
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET 550,000												
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE 1,043,872												
Bedrooms	3	100															SOH/AGL Deduction 241,156												
Bathrooms	3	100															ASSESSED VALUE 802,716												
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE 0												
Stories	2.	100															BASE TAXABLE VALUE 802,716												
Units	0	100	TOTAL JUST VALUE 1,043,872																										
Quality 05 Quality Level 05			NCON VALUE 0																										
DOR CODE 0100 SINGLE FAMILY			INCOME VALUE																										
MAP NUM MKT AREA 10			PREVIOUS YEAR MKT VALUE 925,959																										
NEIGHBORHOOD/LOC 10003.010																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,237	100	1993	1,237	266,364																								
FOP	44	30	1993	13	2,799																								
FOP	120	30	1993	36	7,752																								
FSP	110	40	1993	44	9,475																								
FUS	840	100	1993	840	180,877																								
UDC	352	25	1993	88	18,949																								
UOP	72	20	1993	14	3,015																								
UST	18	45	1993	8	1,723																								
TOTALS	2,793			2,280	490,953																								
EXTRA FEATURES						BLD DATE																							
						XF DATE																							
						INC DATE																							
						LGL DATE																							
						LAND DATE																							
						AG DATE																							
						04/23/2026 MLU																							
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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	70	1,400													
3	0820	WOOD WALK	0	0	0	0	124.00	SF	11.75	11.75	100	1993	1993	3	40	583													
5	0300	BOAT DCK W	0	0	13	9	117.00	SF	40.00	40.00	100	1993	1993	3	20	936													
31 LITTLE DUNES CIR, FERNANDINA BEACH																													
TOTAL OB/XF 2,919																													
LAND DESCRIPTION																													
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												
1	000140	C	RES GOLF	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	550,000.00	550,000.00	550,000												
REVIEW DATE 01/01/2023 BY CD																													
Total Acres: 0.00 Total Land Value: 550,000 Market: 0 Agricultural: 0 Common: 550,000 PRINTED 07/09/2026 BY SYS																													