

PT OF LOT 28
IN OR 2280/1006
(EX OR 2398/1346)

PETERS NANCY & GARY R
360 PETERS ROAD
CALLICOON, NY 12723

2023

00-00-30-034B-0028-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
										VALUATION BY Tax Group: 8 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 303,600 TOTAL MARKET VALUE 303,600 SOH/AGL Deduction 132 ASSESSED VALUE 303,468 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 303,468 TOTAL JUST VALUE 303,600 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 303,600																			
DOR CODE 0000 VACANT																				PERMIT NUM DESCRIPTION AMT ISSUED 									
MAP NUM MKT AREA 02																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 2280/1006 6/07/2019 WD Q I 05 300,000 GRANTOR: NAVON ZIV GRANTEE: PETERS NANCY & GARY									
NEIGHBORHOOD/LOC 2020.00																				BUILDING NOTES 									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
																				BUILDING DIMENSIONS 									
TOTALS										BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE																			
EXTRA FEATURES										FRIENDLY RD, FERNANDINA BEACH																			
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													
																	LAND DESCRIPTION TOTAL OB/XF 0												
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000115	C	SFR ACRES	0		RS-2	0.00	0.00	3.30	AC		1.00	1.00	0.80	115,000.00	92,000.00	303,600												
REVIEW DATE 06/14/2021 BY RKA Total Acres: 3.30 Total Land Value: 303,600 Market: 0 Agricultural: 0 Common: 303,600 PRINTED 08/02/2023 BY SYS																													