

BLOCK 26 LOT 11
IN OR 2233/1031
CITY OF FDNA BEACH

PAPAJ RICHARD J JR/PORTER BRENDA L
10 SELDEN STREET UNIT #1
ROCHESTER, NY 14605

2023

00-00-31-1800-0026-0110



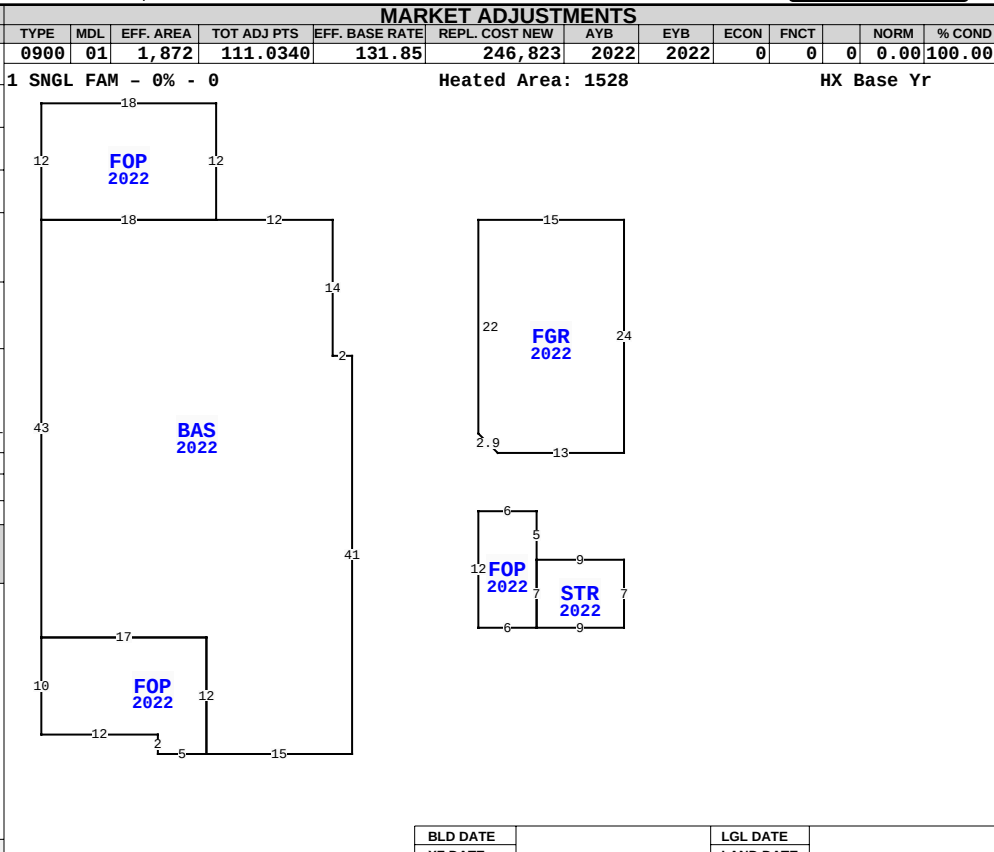
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,528	100	1,528	201,467
FGR	358	55	197	25,974
FOP	72	30	22	2,901
FOP	180	30	54	7,120
FOP	216	30	65	8,570
STR	63	10	6	791
TOTALS	2,417		1,872	246,823

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	996.00	SF	5.20
2	0810	CONCRETE A	0	0	0	0	86.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		R-2	50.00	100.00	50.00



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

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		R-2	50.00	100.00	50.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	246,823								
TOTAL MARKET OB/XF VALUE	5,738								
TOTAL LAND VALUE - MARKET	200,000								
TOTAL MARKET VALUE	452,561								
SOH/AGL Deduction	71,891								
ASSESSED VALUE	380,670								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	380,670								
TOTAL JUST VALUE	452,561								
NCON VALUE	252,561								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	175,000								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211035	NEW CONSTR	0	02/08/2021
20211036	GARAGE	0	02/08/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2233/1031	10/26/2018	PR	Q	V	02	160,000	
GRANTOR: MCCARTHY SUSAN M & MA							
GRANTEE: PAPAJ RICHARD J JR							
1752/0818	8/19/2011	QC	U	I	11	100	
GRANTOR: CHAMPION WALTER LEWIS							
GRANTEE: CHAMPION WALTER LEW							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W12 FOP=[YR=2022] N12 W18 S12 E18\$ W18 S43 FOP=[YR=2022] S10 E12 S2 E5 N12 W17\$ E17 S12 E15 N41 W2 N14\$ PTR=E15 FGR=[YR=2022] E15 S24 W13 U2 L2 N22\$ W15\$ PTR=E15 S30 FOP=[YR=2022] E6 S5 STR=[YR=2022] E9 S7 W9 N7\$ S7 W6 N12 \$ N30W15\$.									