

LUZARDO JORGE W
55 METUCHEN AVE
WOODBIDGE, NJ 07095

2023

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		VALUATION SUMMARY									
Exterior Wall		20		FACE BRICK 100		0900		01		1,833		125.9500		149.57		274,162		2016		2016		0		0		4.50		95.50		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SNGL FAM - 0% - 0																						Tax Group: 4					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					277,138				
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					30,970				
Interior Floo		12		HARDWOOD 70																										TOTAL LAND VALUE - MARKET					30,300				
Interior Floo		14		CARPET 30																										TOTAL MARKET VALUE					338,408				
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					24,470				
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					313,938				
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					0				
Bathrooms				2 100																										BASE TAXABLE VALUE					313,938				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					338,408				
Stories		0		0 100																										NCON VALUE					0				
Units		0		0 100																										INCOME VALUE									
Occupancy		00		NONE 100																										PREVIOUS YEAR MKT VALUE					285,398				

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