

PT OF LOT 1 EAST OF SCL R/W
& WEST OF US HIGHWAY 301
PT OR 679/1395 PAR 3

ALI ASIF/ALI ARIEL
41 CENTER GROVE RD
RANDOLPH, NJ 07869

2023

11-1N-24-2180-0001-0010



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 6												
																	VALUATION BY STANDARD												
DOR CODE		0000			VACANT													Tax Group: 6 Tax Dist:											
MAP NUM					MKT AREA													09											
NEIGHBORHOOD/LOC		8005.00																		BUILDING MARKET VALUE 0									
AREA TYPE		TOTAL GROSS AREA			PCT OF BASE			TOT ADJ AREA			SUBAREA MARKET VALUE			TOTAL MARKET OB/XF VALUE 0															
														TOTAL LAND VALUE - MARKET 13,920															
														TOTAL MARKET VALUE 13,920															
														SOH/AGL Deduction 139															
														ASSESSED VALUE 13,781															
														TOTAL EXEMPTION VALUE 0															
														BASE TAXABLE VALUE 13,781															
														TOTAL JUST VALUE 13,920															
														NCON VALUE 0															
														INCOME VALUE															
														PREVIOUS YEAR MKT VALUE 12,528															
TOTALS																				BLD DATE									
EXTRA FEATURES					US HWY 301, CALLAHAN															XF DATE									
																				LGL DATE									
																				LAND DATE									
																				AG DATE									
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	000115	C	SFR ACRES			0		0.00	0.00	0.58	AC	1.00	1.00	0.80		30,000.00	24,000.00	13,920											
																				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			0.00	0.00	0.58	AC		1.00	1.00	0.80	30,000.00	24,000.00	13,920										
																				REVIEW DATE 06/13/2023 BY MLU									
																				Total Acres: 0.58									
																				Total Land Value: 13,920									
																				Market: 0									
																				Agricultural: 0									
																				Common: 13,920									
																				PRINTED 08/02/2023 BY SYS									