SUB LOT W1/2 OF 40 & E1/2 OF
SUB LOT 41
IN OR 1328/967

CALFEE DIANNE/LOWRY THOMAS
54 8TH AV
KINGS PARK, NY 11754

2023

14-2N-26-4280-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

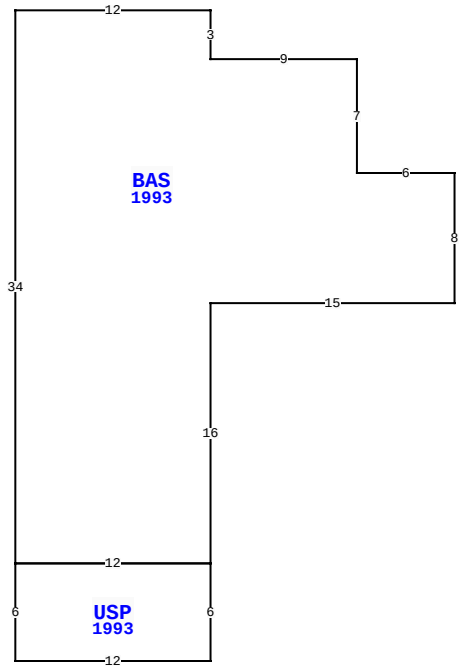
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	591	100	591	22,854
USP	72	30	22	851
TOTALS	663		613	23,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	613	85.6900	77.34	47,409	1930	1930	0	0	0	50.00	50.00

1 SINGLE FAM – 0% - 0 Heated Area: 591 HX Base Yr



75179 EDWARDS RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,704
TOTAL MARKET OB/XF VALUE	5,096
TOTAL LAND VALUE - MARKET	44,520
TOTAL MARKET VALUE	73,320
SOH/AGL Deduction	11,390
ASSESSED VALUE	61,930
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,930
TOTAL JUST VALUE	73,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1328/0967	6/27/2005	WD	Q	I		100,000
GRANTOR: WINGATE OVID JUNIOR						
GRANTEE: LOWRY THOMAS & DIAN						
0593/0313	3/20/1990	WD	U	I	06	5,000
GRANTOR: WINGATE SHIRLEY F						
GRANTEE: WINGATE OVID JUNIOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 N3 W12 S34 USP=[YR=1993] S6 E12 N6 W12$ E12 N16 E15 N8 W6 N7$.

EXTRA FEATURES

LN	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	0351	CARPORT MT	0	0	20	40	800.00	SF	10.00	10.00	100	1982	1982	3	20	1,600	
3	0810	CONCRETE A	0	0	9	9	81.00	SF	6.50	6.50	100	1980	1980	3	35	184	
5	0940	SHEDS/PORT	0	0	16	9	144.00	SF	30.00	30.00	100	1980	1980	3	20	864	
6	0300	BOAT DCK W	0	0	8	6	48.00	SF	40.00	40.00	100	1990	1990	3	20	384	
7	0300	BOAT DCK W	0	0	0	0	258.00	SF	40.00	40.00	100	1990	1990	3	20	2,064	

LAND DESCRIPTION

TOTAL OB/XF 5,096

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	SFR MARSH	0	0006	RM	100.00	258.00	100.00	FF		1.00	1.00	0.64	700.00	445.20	44,520							

REVIEW DATE 09/24/2018 BY KBA Total Acres: 0.00 Total Land Value: 44,520 Market: 0 Agricultural: 0 Common: 44,520 PRINTED 08/02/2023 BY SYS