

LOT 65
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

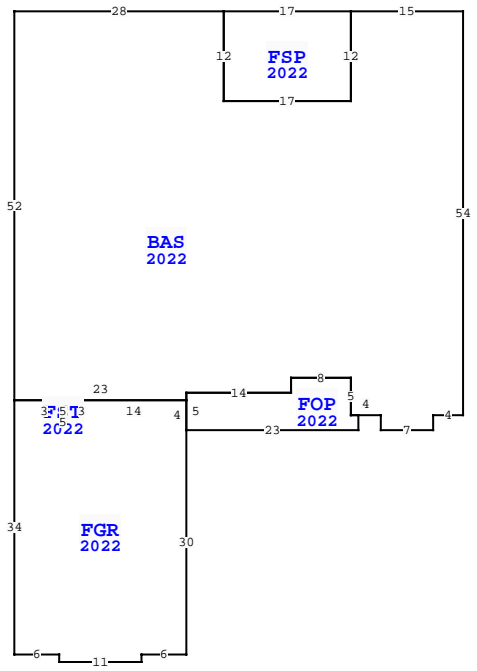
LISTOR STEVEN L & HEIDI E
43 SCENIC COURT
MOUNT BETHEL, PA 18343

2023

29-2N-28-0117-0065-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4087.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,922	100	2,922
FGR	793	55	436
FOP	128	30	38
FSP	204	40	82
FST	15	55	8
TOTALS	4,062		3,486

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,486	97.1888	115.41	402,319	2022	2022	0	0	0.00	100.00	
1 SNGL FAM - 0% - 2023 Heated Area: 2922 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			402,319
TOTAL MARKET OB/XF VALUE			12,870
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			490,189
SOH/AGL Deduction			0
ASSESSED VALUE			490,189
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			490,189
TOTAL JUST VALUE			490,189
NCON VALUE			415,189
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			82,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2116782	NEW CONSTR	495,532	12/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2577/1533	7/13/2022	WD Q	Q	I	01	610,600

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: LISTOR STEVEN L & H

BLD DATE		LGL DATE	
XF DATE	LAND DATE	AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W15 FSP=[YR=2022] W17 S12 E17 N12\$ S12 W17 N12 W28 S52 FGR=[YR=2022] S34 E6 S1 E11 N1 E6 N30 FOP=[YR=2022] E23 N2 W1 N5 W8 S2 W14 S5\$ N4 W14 FST=[YR=2022] S3 W5 N3 E5\$ W9\$ E23 N1 E14 N2 E8 S5 E4 S2 E7 N2 E4 N54\$.	

EXTRA FEATURES															
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	0855	CONC PAVER	0	0	0	0		1,287.00	SF	10.00				12,870	

LAND DESCRIPTION		TOTAL OB/XF													12,870									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							