LOT 6
RIVER ROAD ESTATES #2 PB 6/211

ESPOSITO JAMES & LISA
12 CHURCH RD
WOODBINE, NJ 08270

2023

30-2N-24-1831-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

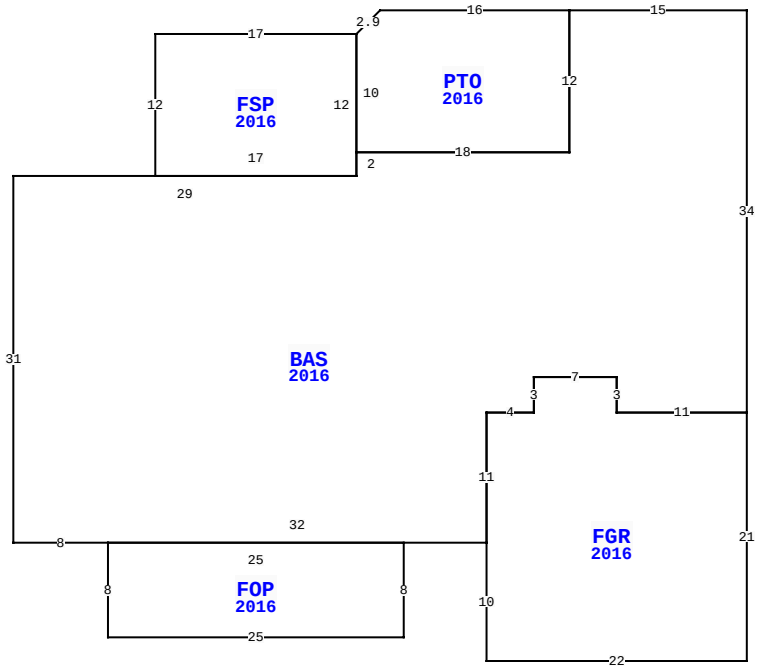
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,905	100	1,905	244,788
FGR	483	55	266	34,181
FOP	200	30	60	7,710
FSP	204	40	82	10,537
PTO	214	5	11	1,413
TOTALS	3,006		2,324	298,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,324	111.0438	131.86	306,443	2016	2016	0	0	0	2.55	97.45

1 SNGL FAM – 100% - 2018 Heated Area: 1905 HX Base Yr 2018



25112 BIRDSONG LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		298,629
TOTAL MARKET OB/XF VALUE		6,774
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		365,403
SOH/AGL Deduction		132,001
ASSESSED VALUE		233,402
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		183,402
TOTAL JUST VALUE		365,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002814	XFOB	16,228	03/31/2020
B1632290	CO ISSUED	0	11/14/2016
B1632290	NEW CONSTR	245,424	05/31/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/1171	4/06/2023	WD	Q	I	01	470,000
GRANTOR: TALLMAN MICHAEL R & Y						
GRANTEE: ESPOSITO JAMES & LI						
1259/1230	9/16/2004	WD	Q	V		25,000
GRANTOR: TANNER DONALD GENE &						
GRANTEE: TALLMAN MICHAEL R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 PTO=[YR=2016] W16 D2 L2 FSP=[YR=2016] W17 S12 E17 N12$ S10 E18 N12$ S12 W18 S2 W29 S31 E8 FOP=[YR=2016] S8 E25 N8 W25$ E32 FGR=[YR=2016] S10 E22 N21 W11 N3 W7 S3 W4 S11$ N11 E4 N3 E7 S3 E11 N34$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	98	3,430	
2	0811	CONCRETE B	0	100	0	0	663.00	SF	5.20	5.20	100	2016	2016	3	97	3,344	

LAND DESCRIPTION

TOTAL OB/XF 6,774

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	000115	C	SFR ACRES	100	0005		0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 10/22/2020 BY TWX Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS