LOT 13
EX R/W CASE #03-319-CA
THE PINES #3 PB 5/331-332

SALGADO GISELE
19 VICTORY CT
NORWALK, CT 06855

2023

33-1N-24-2052-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

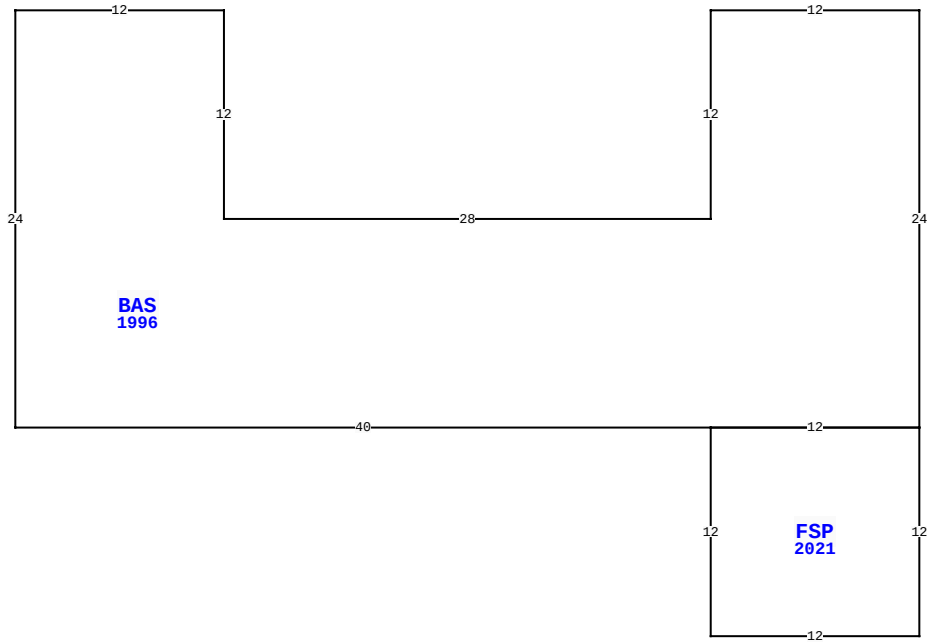
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	912	56,695
FSP	144	40	58	3,605
TOTALS	1,056		970	60,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	970	114.8040	103.61	100,502	1996	1996	0	0	60	12.75	60.00

1 SINGLE FAM – 0% - 0 Heated Area: 912 HX Base Yr



13279 US HWY 301, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	72,901
TOTAL MARKET OB/XF VALUE	3,488
TOTAL LAND VALUE - MARKET	66,900
TOTAL MARKET VALUE	143,289
SOH/AGL Deduction	13,232
ASSESSED VALUE	130,057
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,057
TOTAL JUST VALUE	143,289
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8551	NEW CONSTR	33,144	12/09/1992
8805	MH MOVE-ON	1,100	02/14/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2480/1282	7/07/2021	WD	Q	I	01	125,000
GRANTOR: SANTIAGO JOHN G						
GRANTEE: SALGADO GISELE						
2018/0129	12/07/2015	WD	Q	I	01	90,000
GRANTOR: GODWIN CHARLES D						
GRANTEE: SANTIAGO JOHN G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W12 S12 W28 N12 W12 S24 E40 FSP=[YR=2021] S12 E12 N12 W12$ E12 N24$.

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
5	1242	WD DECK A	0	0	0	0	775.00	SF	10.00	10.00	100	2009	2009	3	45	3,488	

LAND DESCRIPTION

TOTAL OB/XF 3,488

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	000100	C	SFR	0	0004	OR	0.00	0.00	2.23	AC		1.00	1.00	1.00	30,000.00	30,000.00	66,900							

REVIEW DATE 03/09/2022 BY TWA Total Acres: 2.23 Total Land Value: 66,900 Market: 0 Agricultural: 0 Common: 66,900 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

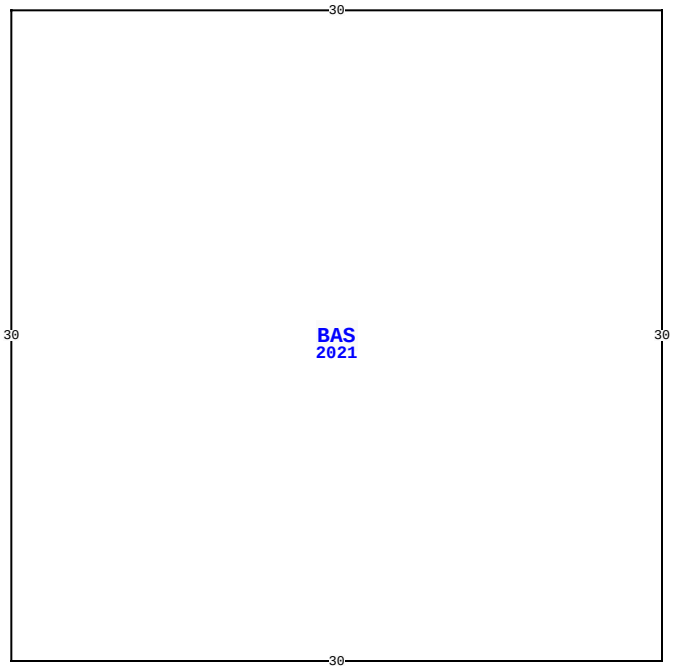
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	12,600
TOTALS	900		900	12,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	900	57.1320	20.00	18,000	2002	2002	0	0	0	30.00	70.00

2 GARAGE RES – 0% - 0 Heated Area: 900 HX Base Yr



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GRANTEE: SALGADO GISELE						
2018/0129	12/07/2015	WD	Q	I	01	90,000
GRANTOR: GODWIN CHARLES D						
GRANTEE: SANTIAGO JOHN G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S30 E30 N30$.

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

LAND DESCRIPTION

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

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