

LOT 72
VILLAGE WALK PHASE 1
PBK 2239/1289

RUEDAS CARLOS ECHEVERRY/ECHEVERRY LAUREN
1 GEORGIA AVE APT 3C
BRONXVILLE, NY 10708

2023

40-2N-27-1101-0072-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

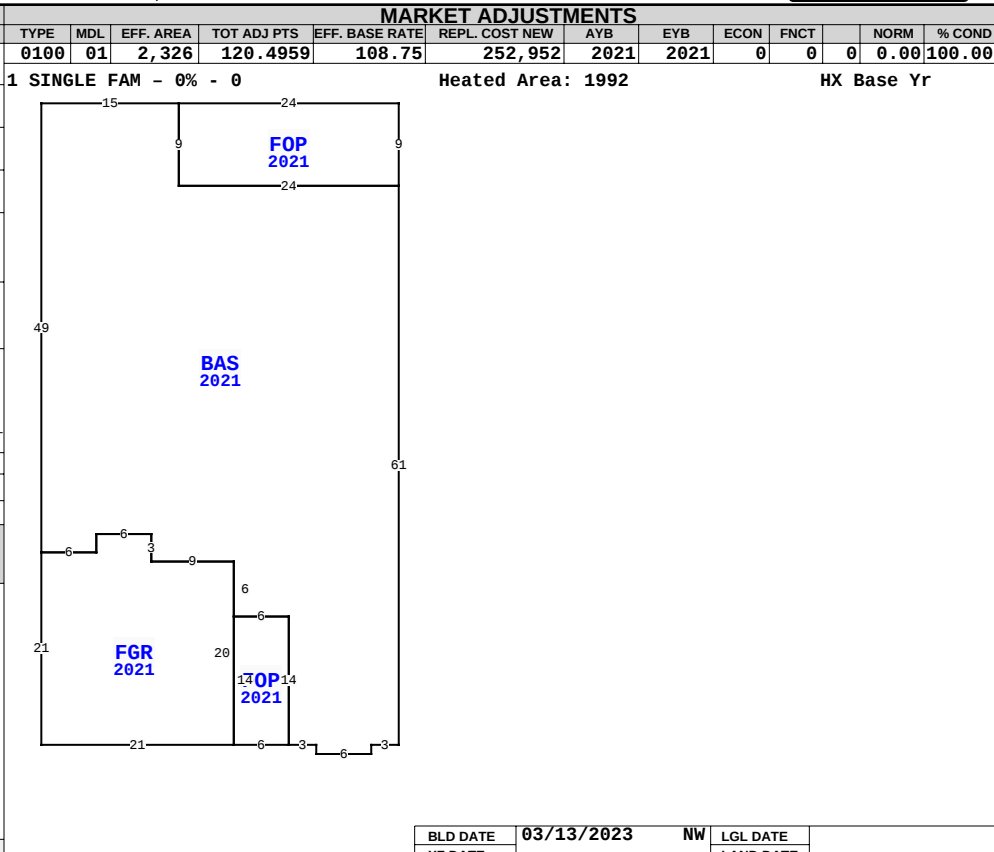
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4090.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,992	100	1,992	216,630
FGR	444	55	244	26,535
FOP	84	30	25	2,719
FOP	216	30	65	7,069
TOTALS	2,736		2,326	252,952

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	577.00	SF	5.20	5.20	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0			0.00	0.00	1.00	LT	1.00

REVIEW DATE 09/27/2021 BY JH



TOTAL OB/XF											
3,000											

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3,000											

Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	252,952		
TOTAL MARKET OB/XF VALUE	3,000		
TOTAL LAND VALUE - MARKET	60,000		
TOTAL MARKET VALUE	315,952		
SOH/AGL Deduction	0		
ASSESSED VALUE	315,952		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	315,952		
TOTAL JUST VALUE	315,952		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	289,665		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010603	NEW CONSTR	271,821	11/02/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2497/1527	9/17/2021	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: RUEDAS CARLOS E & L					
2389/1978	9/04/2020	SW	Q	V	05
GRANTOR: FORESTAR (USA) REAL E					
GRANTEE: D R HORTON INC-JACK					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2021] W24 BAS=[YR=2021] W15 S49 FGR=[YR=2021] S21 E21 FOP=[YR=2021] E6 N14 W6 S14\$ N20 W9 N3 W6 S2 W6\$ E6 N2 E6 S3 E9 S6 E6 S14 E3 S1 E6 N1 E3 N61 W24 N9\$ S9 E24 N9\$.											

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