LOT 21
IN OR 2169/1739
HIDEAWAY PHASE 1A PBK 8/134

HART NANCY E
3 SHEMAN WAY
BALLSTON SPA, NY 12020

2023

42-2N-27-4372-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

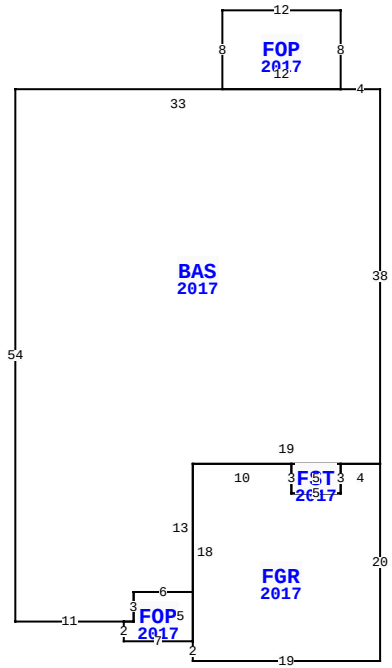
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100	1,676	183,004
FGR	365	55	201	21,948
FOP	32	30	10	1,092
FOP	96	30	29	3,166
FST	15	55	8	874
TOTALS	2,184		1,924	210,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,924	123.6466	111.59	214,699	2017	2017	0	0	0	2.15	97.85

1 SINGLE FAM – 0% - 0 Heated Area: 1676 HX Base Yr



BLD DATE	05/17/2022	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

86370 MOONLIT WALK CIR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	210,083
TOTAL MARKET OB/XF VALUE	3,077
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	263,160
SOH/AGL Deduction	22,809
ASSESSED VALUE	240,351
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,351
TOTAL JUST VALUE	263,160
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010074	CO ISSUED	0	11/14/2017
17005247	NEW CONSTR	0	06/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2169/1739	12/18/2017	WD	Q	I	01	214,900

GRANTOR: SEDA CONSTR COMP & SE

GRANTEE: HART NANCY E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W4 FOP=[YR=2017] N8 W12 S8 E12$ W33 S54 E11
FOP=[YR=2017] S2 E7 FGR=[YR=2017] S2 E19 N20 W4
FST=[YR=2017] W5 S3 E5 N3$ S3 W5 N3 W10 S18$ N5 W6 S3 W1$ E1
N3 E6 N13 E19 N38$.

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	0810	CONCRETE A	0	0	0	0	488.00	SF	6.50	6.50	100	2017	2017	3	97	3,077	

LAND DESCRIPTION

TOTAL OB/XF 3,077

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/07/2017 BY SB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS