PT JOHN LOWE GRANT
SEC 42-3N-28E IN OR 2427/1703
(EX PT IN ROAD R/W)

BELLUCCI CAROL/BELLUCI CHRISTINE
49 MIDDLEBUSH RD
WAPPINGERS FALLS, NY 12590

2023

42-3N-28-0000-0024-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

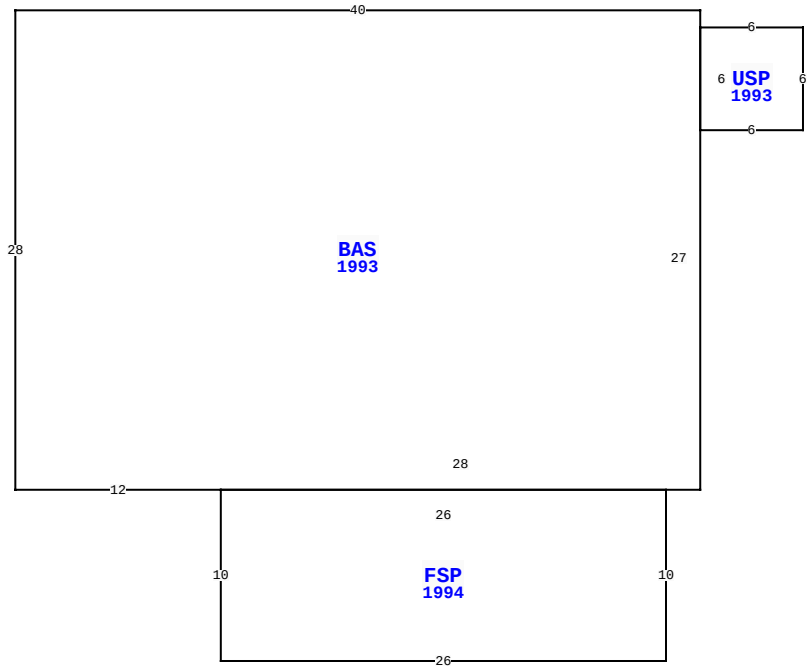
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	63,857
FSP	260	40	104	5,930
USP	36	30	11	627
TOTALS	1,416		1,235	70,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,235	100.2760	90.50	111,768	1963	1963	0	0	0	37.00	63.00

1 SINGLE FAM – 0% - 0 Heated Area: 1120 HX Base Yr



97476 CHESTER RIVER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	70,414
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	90,720
TOTAL MARKET VALUE	161,134
SOH/AGL Deduction	18,169
ASSESSED VALUE	142,965
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,965
TOTAL JUST VALUE	161,134
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2108442	H/AC	6,500	06/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2451/0467	2/25/2021	SW	U	I	11	100
GRANTOR: FANNIE MAE A/K/A FEDE						
GRANTEE: BELLUCI CAROL & CHR						
2427/1703	12/28/2020	SW	U	I	12	90,000
GRANTOR: FANNIE MAE A/K/A FEDE						
GRANTEE: BELLUCI CAROL & CHR						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W6 BAS=[YR=1993] N1 W40 S28 E12 FSP=[YR=1994] S10 E26 N10 W26$ E28 N27 $ S6 E6 N6$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0008	RS-1	0.00	0.00	1.26	AC		1.00	1.00	0.90	80,000.00	72,000.00	90,720							

REVIEW DATE 09/06/2017 BY KW Total Acres: 1.26 Total Land Value: 90,720 Market: 0 Agricultural: 0 Common: 90,720 PRINTED 08/02/2023 BY SYS