

LOT 158
MARSH CREEK VILLAGE #2
PB 4/21 & 22

NICHOLS JOHN D & REBECCA S L/E/
9363 WORTENDYKE ROAD
BARAVIA, NY 14020

2024

01-6N-29-1320-0158-0000



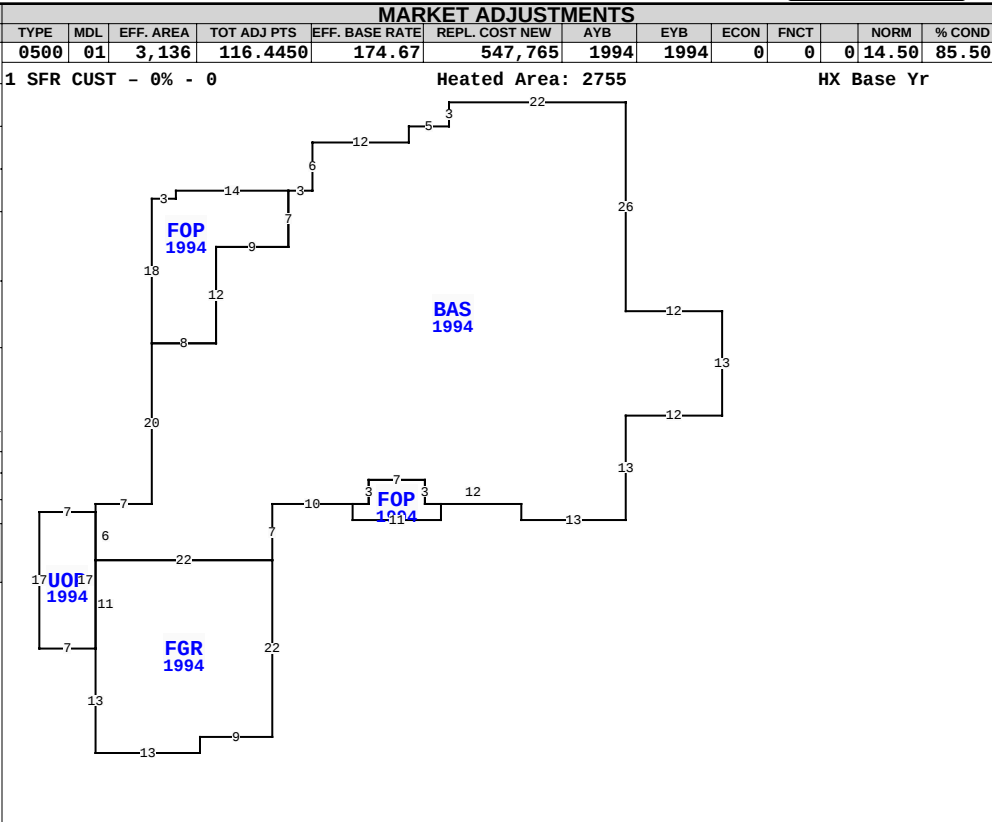
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,755	100	2,755	411,440
FGR	510	55	280	41,816
FOP	43	30	13	1,942
FOP	212	30	64	9,558
UOP	119	20	24	3,584

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0812	CONCRETE C	0	0	0	0	1,342.00	SF	4.00
3	1242	WD DECK A	0	0	0	0	68.00	SF	10.00
4	0810	CONCRETE A	0	0	7	9	63.00	SF	6.50
5	0820	WOOD WALK	0	0	0	0	109.00	SF	11.75
6	0855	CONC PAVER	0	0	0	0	636.00	SF	10.00

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



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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	468,339		
TOTAL MARKET OB/XF VALUE	11,566		
TOTAL LAND VALUE - MARKET	500,000		
TOTAL MARKET VALUE	979,905		
SOH/AGL Deduction	190,029		
ASSESSED VALUE	789,876		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	789,876		
TOTAL JUST VALUE	979,905		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	909,272		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B930369	NEW CONSTR	186,990	07/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2293/1878	7/03/2019	WD U	I	I	11
GRANTOR: NICHOLS JOHN D & REBE					
GRANTEE: KEMP CHRISITINA & SH					
1303/1487	3/22/2005	WD Q	I	I	
GRANTOR: PHILIPPS E THOMAS & B					
GRANTEE: NICHOLS JOHN D & RE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1994] W12 N26 W22 S3 W5 S2 W12 S6 W3 FOP=[YR=1994] W14 S1 W3 S18 E8 N12 E9 N7 \$ S7 W9 S12 W8 S20 W7 S1									
UOP=[YR=1994] W7 S17 E7 FGR=[YR=1994] S13 E13 N2 E9 N22 W22 S11 \$ N17 \$ S6 E22 N7 E10 FOP=[YR=1994] S2 E11 N2 W2 N3 W7 S3									
W2 \$ E2 N3 E7 S3 E12 S2 E13 N13 E12 N13 \$.									