

LUZARDO JORGE W
55 METUCHEN AVE
WOODBIDGE, NJ 07095

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		20		FACE BRICK 100		0900		01		1,833		125.9500		157.44		288,588		2016		2016		0		0		0		5.25		94.75		STANDARD							
Roof Structur		03		GABLE/HIP 100		1		SNGL FAM - 0% - 0		Heated Area: 1495										HX Base Yr																			
Roof Cover		03		COMP SHNGL 100																																			
Interior Wall		05		DRYWALL 100																																			
Interior Floo		12		HARDWOOD 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		0		0 100																																			
Units		0		0 100																																			
Occupancy		00		NONE 100																																			
Quality		05		Quality Level 05																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC				9001.00																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,495		100		1,495		223,016																															
FGR		502		55		276		41,172																															
FOP		62		30		19		2,834																															
FOP		144		30		43		6,415																															
TOTALS		2,203				1,833		273,437																															
EXTRA FEATURES										171712 BAY RD, HILLIARD										BLD DATE										LGL DATE									
																				XF DATE										LAND DATE									
																				INC DATE										AG DATE									
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									
1		0812		CONCRETE C		0 0		0 0		2,872.00		SF		4.00		4.00		100		2016		2016		3		96		11,028											
2		0476		VF 6 SBPL		0 0		0 0		480.00		LF		32.00		32.00		100		2016		2016		3		90		13,824											
3		0470		VNYL GATE		0 0		0 0		2.00		UT		300.00		300.00		100		2016		2016		3		90		540											
4		1127		BRICK 8"		0 0		9 3		27.00		SF		11.00		11.00		100		2016		2016		3		99		294											
5		1242		WD DECK A		0 0		0 0		500.00		SF		10.00		10.00		100		2021		2021		3		93		4,650											
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