

PT OF LOT 1 EAST OF SCL R/W
& WEST OF US HIGHWAY 301
PT OR 679/1395 PAR 3

ALI ASIF/ALI ARIEL
41 CENTER GROVE RD
RANDOLPH, NJ 07869

2024

11-1N-24-2180-0001-0010



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	PAGE 1 of 1									
															VALUATION BY STANDARD											
					Tax Group: 6										Tax Dist:											
					BUILDING MARKET VALUE										0											
					TOTAL MARKET OB/XF VALUE										0											
					TOTAL LAND VALUE - MARKET										13,920											
					TOTAL MARKET VALUE										13,920											
					SOH/AGL Deduction										0											
					ASSESSED VALUE										13,920											
					TOTAL EXEMPTION VALUE										0											
					BASE TAXABLE VALUE										13,920											
DOR CODE					0000					VACANT																
MAP NUM										MKT AREA					09											
NEIGHBORHOOD/LOC					8005.00																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																										
EXTRA FEATURES					US HWY 301, CALLAHAN																					
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											
LAND DESCRIPTION																	TOTAL OB/XF 0									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000115	C	SFR ACRES	0		OR	0.00	0.00	0.58	AC		1.00	1.00	0.80	30,000.00	24,000.00	13,920									
REVIEW DATE 06/13/2023 BY MLU Total Acres: 0.58 Total Land Value: 13,920 Market: 0 Agricultural: 0 Common: 13,920 PRINTED 08/06/2024 BY SYS																										