

LOT 77
IN OR 1537/260
RIVER GLEN #1 PB 7/263

DOAN PHAT V/NGUYEN TRANG T
786 DUCK HOLLOW
VICTOR, NY 14564

2024

11-2N-26-1830-0077-0000



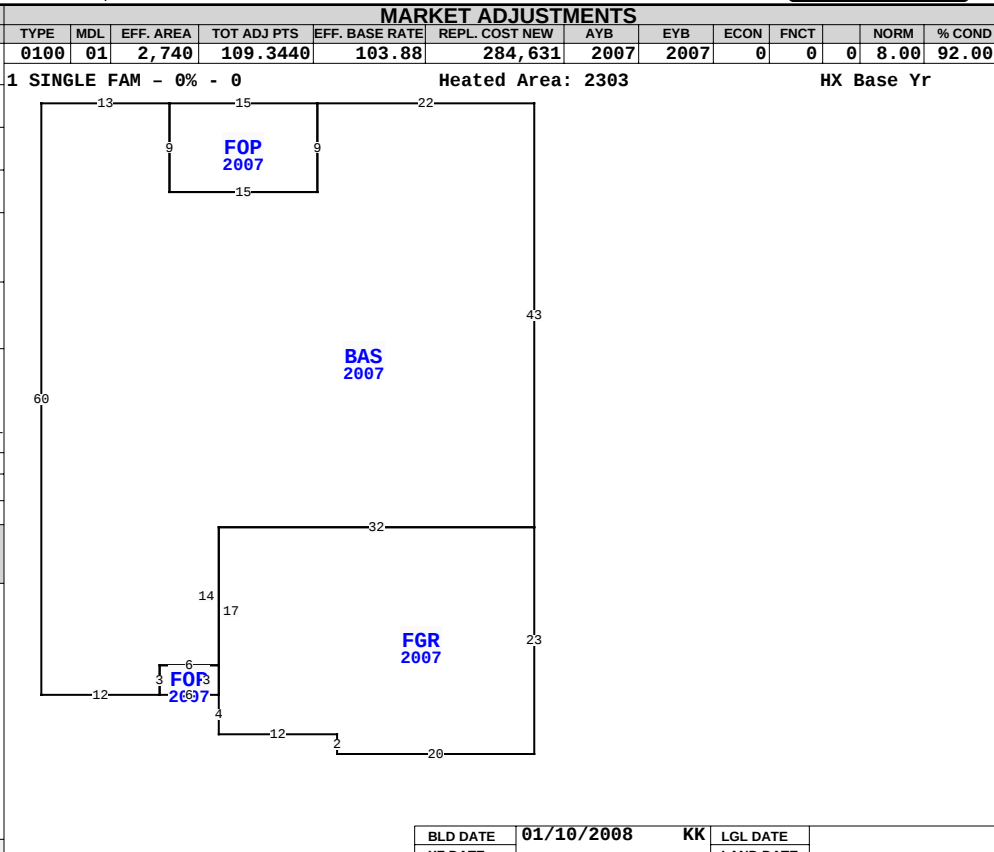
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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 05
NEIGHBORHOOD/LOC	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,303	100	2,303	220,097
FGR	712	55	392	37,463
FOP	18	30	5	477
FOP	135	30	40	3,823
TOTALS	3,168		2,740	261,861

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	886.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	0	11	3	33.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000136	C	SFR INT	0	0003	PUD	0.00	0.00	1.00	UT	



75072 GLENSPRING WAY, YULEE	BLD DATE 01/10/2008	KK	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		261,861	
TOTAL MARKET OB/XF VALUE		4,243	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		321,104	
SOH/AGL Deduction		5,295	
ASSESSED VALUE		315,809	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		315,809	
TOTAL JUST VALUE		321,104	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		309,395	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19846	ELEC OTHER	2,000	08/01/2007
M13169	MECH OTHER	0	08/01/2007
P12507	OTHER	0	06/01/2007
C19918	CO ISSUED	0	05/01/2007
B19918	NEW CONSTR	208,098	05/01/2007
R10369	REPAIR/RRF	5,000	05/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1537/0260	11/21/2007	WD	Q	I	
GRANTOR: MORRISON HOMES INC					SALE PRICE
GRANTEE: DOAN PHAT V & TRANG					254,200
1494/0689	4/23/2007	WD	U	V	19
GRANTOR: RIVER GLEN LLC					276,000
GRANTEE: MORRISON HOMES INC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W22 FOP=[YR=2007] W15 S9 E15 N9\$ S9 W15 N9 W13 S60 E12 FOP=[YR=2007] E6 FGR=[YR=2007] S4 E12 S2 E20 N23 W32 S17\$ N3 W6 S3\$ N3 E6 N14 E32 N43\$.											