PT OF LOTS 14 & 15
IN OR 2277/1682
(A/K/A LOT 14 PER NEW SURVEY)

EASTON JEFFREY R & JOYCE L
117 KENWOOD DRIVE
HORSEHEADS, NY 14845

2024

18-2N-27-4315-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	40	. 100
Quality	04	Quality Level 04

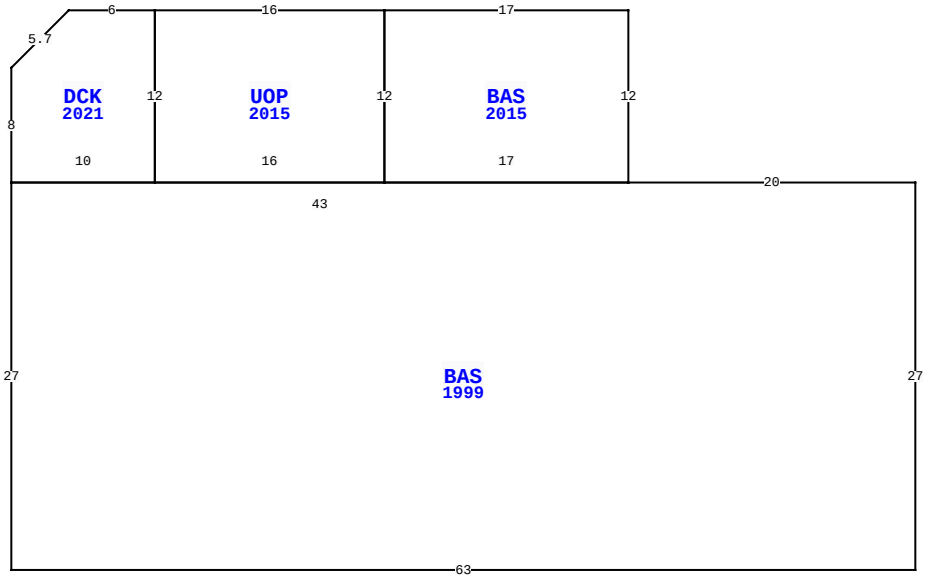
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,701	100	1,701	98,053
BAS	204	100	204	11,759
DCK	112	15	17	980
UOP	192	25	48	2,767
TOTALS	2,209		1,970	113,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,970	174.6800	131.01	258,090	1999	1999	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 0 Heated Area: 1905 HX Base Yr



75648 JOHNSON LAKE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	127,187
TOTAL MARKET OB/XF VALUE	4,131
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	196,318
SOH/AGL Deduction	5,423
ASSESSED VALUE	190,895
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,895
TOTAL JUST VALUE	196,318
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992857	MH MOVE-ON	0	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2277/1682	5/29/2019	SW	U	I	12	109,900
GRANTOR: FANNIE MAE						
GRANTEE: EASTON JEFFREY R &						
2262/1091	3/20/2019	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: ROUNDPOINT MORTGAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W20 BAS=[YR=2015] N12 W17 UOP=[YR=2015] W16 DCK=[YR=2021] W6 L4 D4 S8 E10 N12$ S12 E16 N12$ S12 E17$ W43 S27 E63 N27$.

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0351	CARPORT MT	0	0	24	18	432.00	SF	7.50	7.50	100	2005	2005	3	24	778	
3	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2015	2015	3	70	448	

LAND DESCRIPTION

TOTAL OB/XF 4,131

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	000133	C	SFR LAKE	0		RM	130.00	165.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/31/2022 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

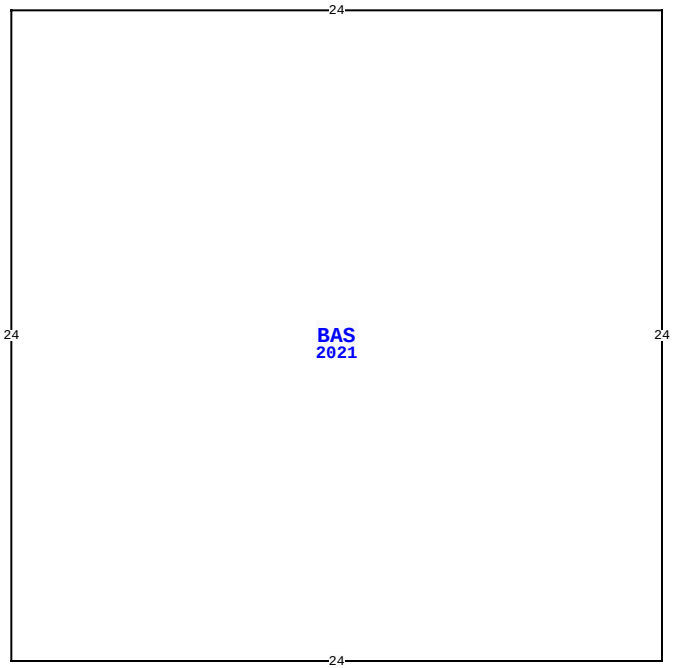
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	13,627
TOTALS	576		576	13,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	68.9700	24.14	13,905	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 0% - 0 Heated Area: 576 HX Base Yr



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GRANTOR: CLERK OF COURT						
GRANTEE: ROUNDPOINT MORTGAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 S24 E24 N24$.

EXTRA FEATURES

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

REVIEW DATE 05/31/2022 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS