LOT 4
L/E OR 566/1036 & 2100/1498
DIANA JONES EST SUB OR 29/495

JONES ROBERT/JONES SHIRLEY ET AL
2865 KINGSBRIDGE TERRACE #8K
BRONX, NY 10463

2024

19-2N-25-3040-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

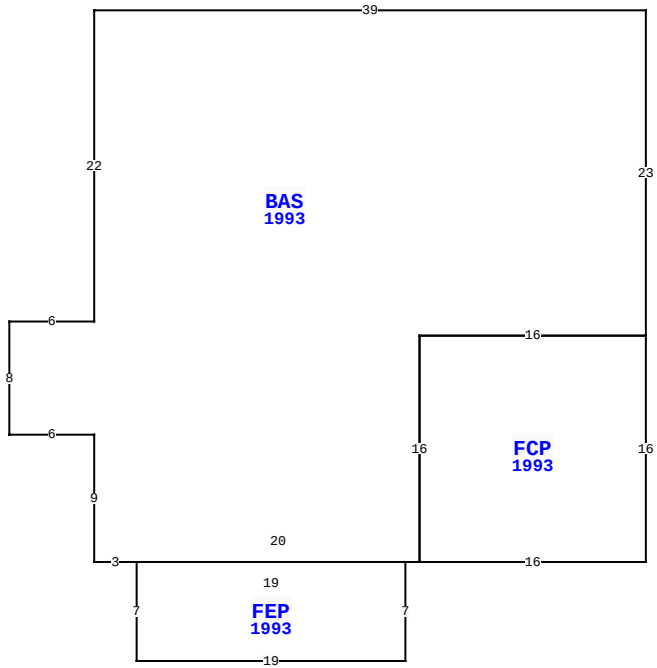
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,313	100	1,313	20,956
FCP	256	25	64	1,022
FEP	133	80	106	1,692
TOTALS	1,702		1,483	23,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,483	55.9980	53.20	78,896	1945	1945	0	0	20	50.00	30.00

1 SINGLE FAM – 0% - 0 Heated Area: 1313 HX Base Yr



45090 JOHNSON RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	23,669
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	20,300
TOTAL MARKET VALUE	43,969
SOH/AGL Deduction	6,158
ASSESSED VALUE	37,811
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,811
TOTAL JUST VALUE	43,969
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,345

BLDG:1:1: KB 8/7/18 AP ADJ DUE TO THE CONDITION

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93010	MH MOVE-ON	8,500	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2100/1498	12/26/2016	PR	U	I	19	100
GRANTOR: DAVIS MICHELLE P/R OF						
GRANTEE: DAVIS MICHELLE ET A						
0676/0422	3/02/1993	QC	U	I	01	100
GRANTOR: JONES SHIRLEY						
GRANTEE: JONES MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 S22 W6 S8 E6 S9 E3 FEP=[YR=1993] S7 E19 N7 W19$ E20 FCP=[YR=1993] E16 N16 W16 S16$ N16 E16 N23$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	SFR	0		RM	0.00	0.00	0.58	AC		1.00	1.00	1.00	35,000.00	35,000.00	20,300							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.58 Total Land Value: 20,300 Market: 0 Agricultural: 0 Common: 20,300 PRINTED 08/06/2024 BY SYS