PT OF LOTS 7 & 8 PAR 7-1
IN OR 2369/359 & ESMT
IN OR 331/313

WILLIAMS TYLER
111 WALES AVE APT 3
JERSEY CITY, NJ 07306

2024

22-3N-24-2320-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

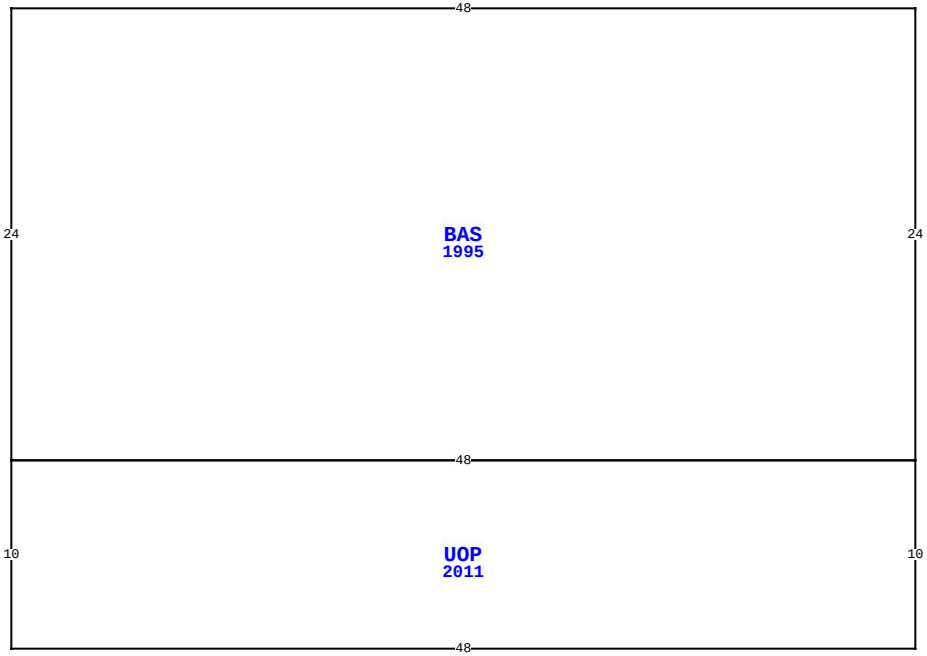
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	29,998
UOP	480	25	120	3,125
TOTALS	1,632		1,272	33,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,272	124.0000	86.80	110,410	1983	1988	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



36549 PRATT SIDING RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	33,123
TOTAL MARKET OB/XF VALUE	5,230
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	68,353
SOH/AGL Deduction	6,745
ASSESSED VALUE	61,608
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,608
TOTAL JUST VALUE	68,353
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH951114	MH MOVE-ON	0	11/20/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2369/0359	6/15/2020	FJ	U	I	11	100
GRANTOR: FORD GARY E ESTATE						
GRANTEE: WILLIAMS TYLER						
0667/1083	9/29/1992	WD	Q	I		10,000
GRANTOR: ORR EDWIN & C J						
GRANTEE: FORD GARY & LYDIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W48 S24UOP=[YR=2011] S10 E48 N10 W48 $ E48 N24$.

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	0510	GARAGE WD-	0	0	12	56	672.00	SF	24.85	24.85	100	1974	1974	3	20	3,340	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	54	1,890	

LAND DESCRIPTION

TOTAL OB/XF 5,230

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	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 06/11/2021 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS