PT OF LOTS 19 THRU 22 &
ALL OF LOTS 23 THRU 33 &
LOTS 41 & 42

GREENBRIER NASSAU LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

2024

22-3N-24-2320-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

US HWY 1, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,671,175
TOTAL MARKET VALUE	1,671,175
SOH/AGL Deduction	0
ASSESSED VALUE	1,671,175
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,671,175
TOTAL JUST VALUE	1,671,175
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,671,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2545/0355	3/08/2022	WD	Q	V	01	2,225,000
GRANTOR: HILLIARD EQUITY RESOU						
GRANTEE: GREENBRIER NASSAU L						
1251/0167	8/05/2004	WD	U	V	01	450,000
GRANTOR: LLOYD R B & WB DAIRY						
GRANTEE: R B LLOYD LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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	009900	C	AC NON-AG	0		PUD			109.81	AC		1.00	1.00	1.00	15,000.00	15,000.00	1,647,150							
2	009630	C	SWAMP	0		PUD			48.05	AC		1.00	1.00	1.00	500.00	500.00	24,025							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 157.86 Total Land Value: 1,671,175 Market: 0 Agricultural: 0 Common: 1,671,175 PRINTED 08/06/2024 BY SYS