

LOT 98
IN OR 1577/513
FLORA PARKE 2A PB 6/239

BORMAN NICHOLAS J & HEIDI D
1320 N VEITCH ST #1819
ARLINGTON, VA 22201

2024

25-2N-28-0550-0098-0000



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		2 100
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 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,271	100	2,271	273,514
FGR	420	55	231	27,821
FOP	83	30	25	3,011
FSP	200	40	80	9,635
TOTALS	2,974		2,607	313,981

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	740.00	SF	5.20	5.20	
3	0471	VINYL FNC	0	0	0	0	148.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,607	106.4640	133.08	346,940	2004	2004	0	0	9.50	90.50
1 SNGL FAM - 0% - 0 Heated Area: 2271 HX Base Yr											
BLD DATE 04/08/2024 MLU											

TOTAL OB/XF											
9,535											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		313,981	
TOTAL MARKET OB/XF VALUE		9,535	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		398,516	
SOH/AGL Deduction		71,439	
ASSESSED VALUE		327,077	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		327,077	
TOTAL JUST VALUE		398,516	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		374,687	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1623263	H/AC	0	08/01/2016
B0311715	NEW CONSTR	0	01/23/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1577/0513	7/17/2008	WD	Q	I	
GRANTOR: WU EVELYNE					
GRANTEE: BORMAN NICHOLAS JAM					
1206/1203	2/06/2004	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: WU EVELYNE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W15 FSP=[YR=2004] N4 W25 S8 E25 N4\$ S4 W25 N4 W14 S45 E12 FOP=[YR=2004] S9 E9 N5 W1 N5 W6 S1 W2\$ E2 N1 E6 S5 E13 FGR=[YR=2004] S11 E21 N20 W21 S9\$ N9 E21 N40 \$.											