TRACT 21 IN OR 187/363
RP 1391 & 1392
LEE STONER SHORES 3 UNR

IACOBUCCI DIANNALYNN/WHITE CAROL ET AL
205 SISSON STREET
PROVIDENCE, RI 02909

2024

37-1N-25-296C-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 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	06	DIST 1D 100
Quality	03	Quality Level 03

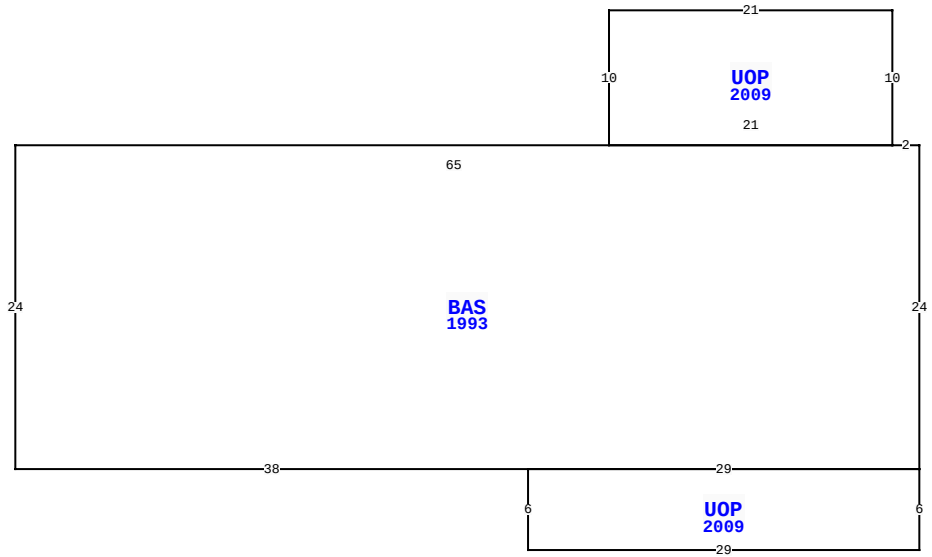
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100	1,608	39,171
UOP	174	25	44	1,072
UOP	210	25	52	1,267
TOTALS	1,992		1,704	41,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,704	116.0000	81.20	138,365	1974	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 1608 HX Base Yr



54019 LISA DR, 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	41,510
TOTAL MARKET OB/XF VALUE	1,840
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	88,350
SOH/AGL Deduction	0
ASSESSED VALUE	88,350
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,350
TOTAL JUST VALUE	88,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2622/0530	2/22/2023	FJ	U	I	11	0
GRANTOR: COURCHENE NORMAND R E						
GRANTEE: IACOBUCCI DIANNALYN						
2622/0478	2/22/2023	FJ	U	I	11	0
GRANTOR: COURCHENE NORMAND R E						
GRANTEE: IACOBUCCI DIANNALYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 UOP=[YR=2009] N10 W21 S10 E21$ W65 S24 E38
UOP=[YR=2009] S6 E29 N6 W29$ E29 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	0940	SHEDS/PORT	0	0	10	20	200.00	SF	21.00	21.00	100	1985	1985	3	20	840	
2	0351	CARPORT MT	0	0	25	20	500.00	SF	10.00	10.00	100	2000	2000	3	20	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,840

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	0005	RM	115.00	315.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/20/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS