

LOT 13F
NASSAU CROSSING TOWNHOMES PH 2
OR 2486/1754

SHULMAN ROMAN
110 ELLSWORTH AVENUE UNIT A
HARRISON, NY 10528

2024

42-2N-27-1091-013F-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	31	HARDIE BRD 100	0320	01	1,360	125.6320	119.35	162,316	2023	2023	0	0	0.00	100.00	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 TOWNHOUSE - 0% - 2024													Heated Area: 1168									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 60																							
Interior Floo	14	CARPET 40																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		2 100																							
Bathrooms		2.5 100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	2. 100																							
Units		1 100																							
Quality			03	Quality Level 03																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM				MKT AREA			04																		
NEIGHBORHOOD/LOC			4092.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	532	100	532	63,494																					
FGR	280	55	154	18,380																					
FOP	36	30	11	1,313																					
FOP	72	30	22	2,626																					
FUS	636	100	636	75,907																					
STR	48	10	5	597																					
TOTALS			1,604	1,360	162,316																				
EXTRA FEATURES			86640 SHORTLINE CIR, YULEE																						
L N	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	0810	CONCRETE A	0 0	0 0	360.00	SF	6.50	6.50	100	2024	2023		100	2,340											
LAND DESCRIPTION			TOTAL OB/XF 2,340																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000								
REVIEW DATE 12/15/2022 BY NW Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS																									