

BLOCK 2 LOT 14
R621892 & R621893
YULEE WOODS #3 PB 5/239

PATEL GHANSHYAM M & PINAL G
8063 268TH ST
FLORAL PARK, NY 11004

2024

42-2N-27-4613-0002-0140



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 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

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

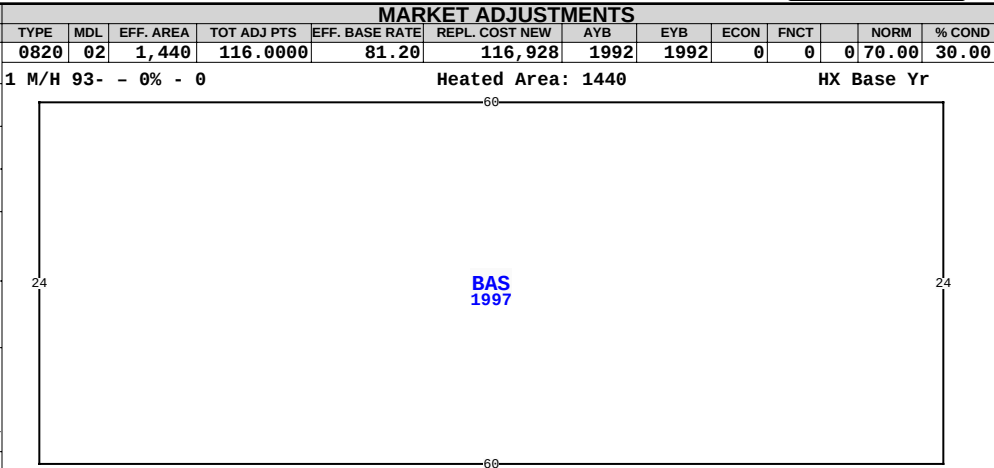
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	35,078
TOTALS	1,440		1,440	35,078

EXTRA FEATURES		
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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	1242	WD DECK A	0	0	8	10			10.00	100	2010	2010	3	45	360	
2	0753	UEP	0	0	0	0			22.00	100	2010	2010	3	60	2,746	
3	0753	UEP	0	0	10	8			22.00	100	2010	2010	3	60	1,056	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000102	C	SFR/MH	0	000

REVIEW DATE 01/06/2023 BY NWA



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

85337 MINER RD, YULEE															
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TOTAL OB/XF															
4,162															

Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		35,078	
TOTAL MARKET OB/XF VALUE		4,162	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		119,240	
SOH/AGL Deduction		15,200	
ASSESSED VALUE		104,040	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		104,040	
TOTAL JUST VALUE		119,240	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		117,028	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-017	MH MOVE-ON	27,000	04/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2495/1269	9/10/2021	SW	Q	I	01	90,000	
GRANTOR: CALLAHAN DANIELLE M &							
GRANTEE: PATEL GHANSHYAM M &							
1753/0637	4/29/2011	QC	U	I	11	100	
GRANTOR: CALLAHAN DANIELLE M &							
GRANTEE: CALLAHAN DANIELLE M							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1997] W60 S24 E60 N24\$.															

Common: 80,000 PRINTED 08/06/2024 BY SYS