BLOCK 4 N 182.75 FT OF LOT 10
WILSON NECK LANDING 2 PB 4/72

GRAAP ROBERT & ERIN
133 GREEN POND RD
SHERMAN, CT 06784

2024

43-2N-27-4648-0004-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

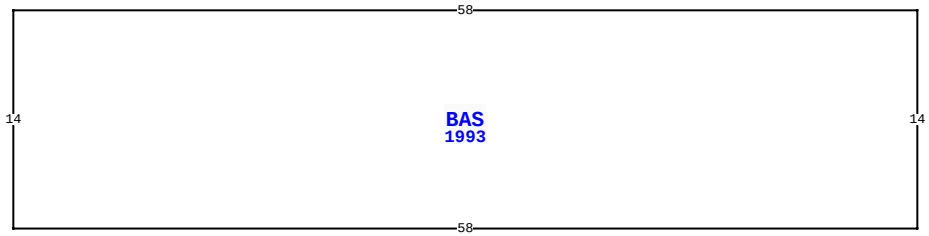
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	812	100	812	14,579
TOTALS	812		812	14,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	812	85.5000	59.85	48,598	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 812 HX Base Yr



85418 FAYE RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	14,579
TOTAL MARKET OB/XF VALUE	360
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	94,939
SOH/AGL Deduction	0
ASSESSED VALUE	94,939
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,939
TOTAL JUST VALUE	94,939
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,899

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2631/1820	4/06/2023	WD	Q	I	01	135,000
GRANTOR: MCCLURE CYNTHIA						
GRANTEE: GRAAP ROBERT & ERIN						
2631/1818	4/05/2023	QC	U	I	11	100
GRANTOR: DELANO RACHAEL						
GRANTEE: MCCLURE CYNTHIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 S14 E58 N14$.

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	0681	POLE SHED	0	0	12	10	120.00	SF	15.00	15.00	100	1985	1985	3	20	360	

LAND DESCRIPTION

TOTAL OB/XF 360

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS