LOT 25
NASSAU ACRES # 2 PB 3/61

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

2024

51-3N-27-4820-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

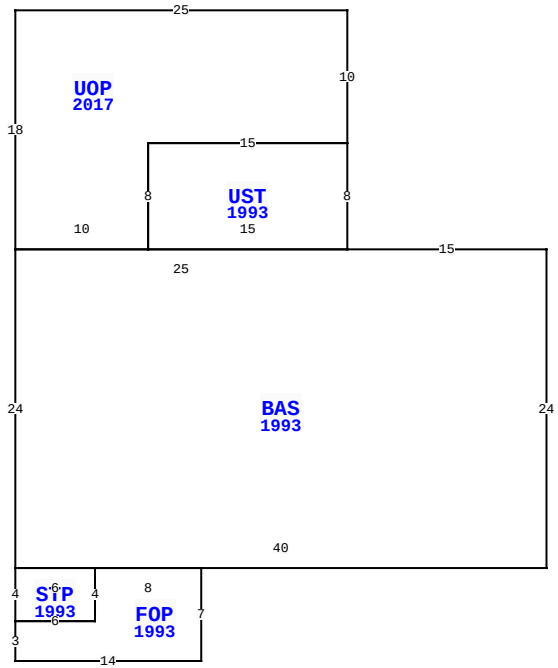
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	52,108
FOP	74	30	22	1,194
STP	24	10	2	108
UOP	330	20	66	3,583
UST	120	45	54	2,931
TOTALS	1,508		1,104	59,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,104	103.8800	98.69	108,954	1957	1957	0	0	10	35.00	55.00

1 SINGLE FAM – 0% - 0 Heated Area: 960 HX Base Yr



86173 PALMETTO ST, 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	59,925
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	109,925
SOH/AGL Deduction	0
ASSESSED VALUE	109,925
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,925
TOTAL JUST VALUE	109,925
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E07330	CHNGE SRVC	0	09/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2441/0287	2/02/2021	SW	U	I	11	100
GRANTOR: PATEL GHANSHYAM M						
GRANTEE: PATEL GHANSHYAM M &						
2352/1513	4/08/2020	SW	U	I	37	35,000
GRANTOR: HOLCOMBE ANGELICA & L						
GRANTEE: PATEL GHANSHYAM M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 UST=[YR=1993] N8 UOP=[YR=2017] N10 W25 S18 E10 N8 E15 $ W15 S8 E15$ W25 S24 STP=[YR=1993] S4FOP=[YR=1993] S3 E14 N7 W8 S4 W6$ E6 N4 W6$ E40N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	SFR	0	0007	RSF-2	75.00	100.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/15/2024 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS