

**FOSTER DAVID A & MARYANN LULICCI**  
102 PENN ST  
RIVERTON, NJ 08077

# 2025



| BUILDING CHARACTERISTICS                                                                                                                   |                  |                              |                      |                            |                      |             |                |                |                | MARKET ADJUSTMENTS |         |             |        |         |                 |                   |            |                             |      | NASSAU COUNTY PROPERTY |      |     |    |        |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------|----------------------|----------------------------|----------------------|-------------|----------------|----------------|----------------|--------------------|---------|-------------|--------|---------|-----------------|-------------------|------------|-----------------------------|------|------------------------|------|-----|----|--------|--|--|--|--|--|
| CONSTRUCTION                                                                                                                               |                  |                              |                      |                            |                      |             |                |                |                | VALUATION SUMMARY  |         |             |        |         |                 |                   |            |                             |      | PAGE 1 of 1            |      |     |    |        |  |  |  |  |  |
| ELEMENT                                                                                                                                    | CD               | TYPE                         |                      | MDL                        | EFF. AREA            | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB            | EYB                | ECON    | FNCT        | NORM   | % COND  |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 31               | HARDIE BRD 100               |                      | 0100                       | 01                   | 2,093       | 106.8200       | 106.82         | 223,574        | 2022               | 2022    | 0           | 0      | 0       | 0.50            | 99.50             |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Structure                                                                                                                             | 03               | GABLE/HIP 100                |                      | 1 SINGLE FAM - 100% - 2023 |                      |             |                |                |                |                    |         |             |        |         |                 | Heated Area: 1856 |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                 | 03               | COMP SHNGL 100               |                      |                            |                      |             |                |                |                |                    |         |             |        |         |                 | HX Base Yr 2023   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                              | 05               | DRYWALL 100                  |                      |                            |                      |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Floor                                                                                                                             | 08               | SHT VINYL 50                 |                      |                            |                      |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Floor                                                                                                                             | 14               | CARPET 50                    |                      |                            |                      |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Air Condition                                                                                                                              | 03               | CENTRAL 100                  |                      |                            |                      |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Heating Type                                                                                                                               | 04               | AIR DUCTED 100               |                      |                            |                      |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Bedrooms                                                                                                                                   |                  | 4 100                        |                      |                            |                      |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Bathrooms                                                                                                                                  |                  | 2 100                        |                      |                            |                      |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Bathrooms Frame                                                                                                                            | 02               | WOOD FRAME 100               |                      |                            |                      |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Stories                                                                                                                                    | 1.               | 1. 100                       |                      |                            |                      |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Units                                                                                                                                      |                  | 0 100                        |                      |                            |                      |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Occupancy                                                                                                                                  | 00               | NONE 100                     |                      |                            |                      |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Quality                                                                                                                                    |                  | 03                           | Quality Level 03     |                            |                      |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| DOR CODE                                                                                                                                   |                  | 0100                         | SINGLE FAMILY        |                            |                      |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| MAP NUM                                                                                                                                    |                  |                              | MKT AREA             |                            |                      |             |                |                |                |                    |         |             |        |         |                 |                   | 05         |                             |      |                        |      |     |    |        |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                           |                  | 5009.00                      |                      |                            |                      |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| AREA TYPE                                                                                                                                  | TOTAL GROSS AREA | PCT OF BASE                  | YEAR                 | TOT ADJ AREA               | SUBAREA MARKET VALUE |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| BAS                                                                                                                                        | 1,856            | 100                          | 2022                 | 1,856                      | 197,267              |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FGR                                                                                                                                        | 420              | 55                           | 2022                 | 231                        | 24,552               |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                        | 5                | 30                           | 2022                 | 2                          | 213                  |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| PTO                                                                                                                                        | 70               | 5                            | 2022                 | 4                          | 425                  |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                     |                  | 2,351                        |                      |                            | 2,093                | 222,456     |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                             |                  | 65247 RIVER GLEN PKWY, 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                                                                                                                                          | 0811             | CONCRETE B                   | 0 100                | 0                          | 0                    | 672.00      | SF             | 5.20           | 5.20           | 100                | 2022    | 2022        | 3      | 99      | 3,459           |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 2                                                                                                                                          | 0476             | VF 6 SBPL                    | 0 100                | 0                          | 0                    | 114.00      | LF             | 32.00          | 32.00          | 100                | 2022    | 2022        | 3      | 98      | 3,575           |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 3                                                                                                                                          | 0470             | VNYL GATE                    | 0 100                | 0                          | 0                    | 1.00        | UT             | 300.00         | 300.00         | 100                | 2022    | 2022        | 3      | 98      | 294             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 4                                                                                                                                          | 0462             | ST/AL FNC                    | 0 100                | 96                         | 0                    | 384.00      | SF             | 10.00          | 10.00          | 100                | 2022    | 2022        | 3      | 95      | 3,648           |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 5                                                                                                                                          | 0463             | FENCE GATE                   | 0 100                | 0                          | 0                    | 1.00        | UT             | 300.00         | 300.00         | 100                | 2022    | 2022        | 3      | 98      | 294             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| TOTAL OB/XF 11,270                                                                                                                         |                  |                              |                      |                            |                      |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                           |                  |                              |                      |                            |                      |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 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                                                                                                                                          | 000134           | C                            | RES POND             | 100                        |                      | PUD         | 0.00           | 0.00           | 1.00           | UT                 |         | 1.00        | 1.00   | 1.00    | 55,000.00       | 55,000.00         | 55,000     |                             |      |                        |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 11/14/2022 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS |                  |                              |                      |                            |                      |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |