LOT 4
L/E OR 566/1036 & 2100/1498
DIANA JONES EST SUB OR 29/495

JONES ROBERT/JONES SHIRLEY ET AL
2865 KINGSBRIDGE TERRACE #8K
BRONX, NY 10463

**2025**

**19-2N-25-3040-0004-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 01 | MINIMUM 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |

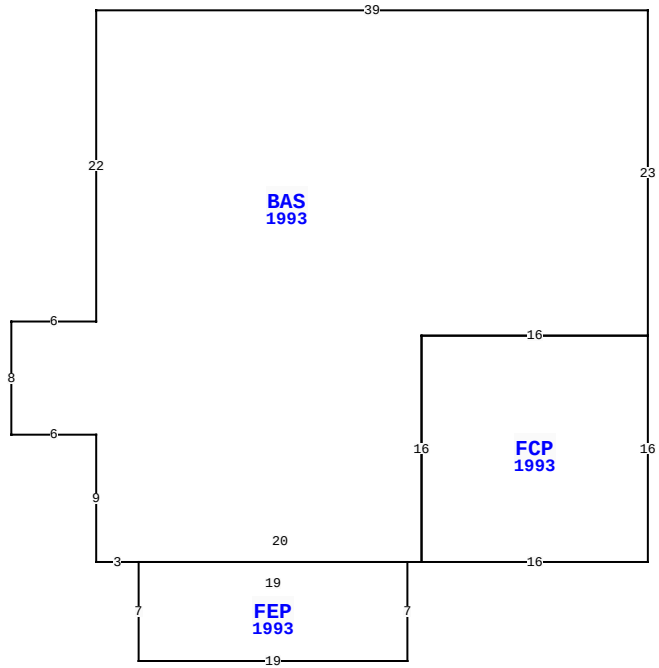
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,313 | 100 | 1993 | 1,313 | 22,058 |
| FCP | 256 | 25 | 1993 | 64 | 1,075 |
| FEP | 133 | 80 | 1993 | 106 | 1,781 |
| TOTALS | 1,702 | | | 1,483 | 24,914 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,483 | 55.9980 | 56.00 | 83,048 | 1945 | 1945 | 0 | 0 | 20 | 50.00 | 30.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 1313 HX Base Yr




45090 JOHNSON RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/21/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 24,914 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 26,100 |
| TOTAL MARKET VALUE | 51,014 |
| SOH/AGL Deduction | 9,422 |
| ASSESSED VALUE | 41,592 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 41,592 |
| TOTAL JUST VALUE | 51,014 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 43,969 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 93010 | MH MOVE-ON | 8,500 | 06/01/1993 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2100/1498 | 12/26/2016 | PR | U | I | 19 | 100 |
| GRANTOR: DAVIS MICHELLE P/R OF | | | | | | |
| GRANTEE: DAVIS MICHELLE ET A | | | | | | |
| 0676/0422 | 3/02/1993 | QC | Q | I | 01 | 100 |
| GRANTOR: JONES SHIRLEY | | | | | | |
| GRANTEE: JONES MARY | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W39 S22 W6 S8 E6 S9 E3 FEP=[YR=1993] S7 E19 N7 W19$ E20 FCP=[YR=1993] E16 N16 W16 S16$ N16 E16 N23$.

### 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 | RES | 0 | | RM | 0.00 | 0.00 | 0.58 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 26,100 | | | | | | | |

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.58 Total Land Value: 26,100 Market: 0 Agricultural: 0 Common: 26,100 PRINTED 07/30/2025 BY SYS