PT OF LOTS 5 & 6 (S-2)
E OF OLD CHESTER RD IN SECS 43 &
IN OR 240/624 & PT OF LOT 5 (S-9

WEIDNER IRIS ARLENE/LOVELL ROMAYNE
1023 E STREET
FAIRBURY, NE 68352

2025

42-3N-28-5080-0005-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5501	TIMBER 2-2 SI 80-89	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BYWATER BRANCH LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	01/16/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	270,300
TOTAL MARKET VALUE	1,186
SOH/AGL Deduction	0
ASSESSED VALUE	1,186
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,186
TOTAL JUST VALUE	270,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	270,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1573/1116	6/25/2008	WD	Q	V	01	100
GRANTOR: LOVELL ROMAYNE						
GRANTEE: WEIDNER IRIS A & RO						
0240/0624	6/01/1977	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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	005501	A	TIMBER 2 P S	0		RSF-1	0.00	0.00	1.79	AC		1.00	1.00	1.00	515.00	515.00	922							
2	005902	A	HARDWOOD SI	0		RSF-1	0.00	0.00	1.39	AC		1.00	1.00	1.00	190.00	190.00	264							
3	009910	M	MARKET VALUE	0		RSF-1	0.00	0.00	3.18	AC		1.00	1.00	1.00	85,000.00	85,000.00	270,300							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 3.18 Total Land Value: 1,186 Market: 270,300 Agricultural: 1,186 Common: 0 PRINTED 07/30/2025 BY SYS