PARCELS 2-2 2-3 2-4 &
PT OF TRACT 12
WILSON NECK HILLS 2 UNR

YATES JOHN & JANELLE
4198 CR 4
CANANDAIGUA, NY 14424

2025

43-2N-27-0000-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6600	ORCHARDS, GROVES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	464,072
TOTAL MARKET VALUE	15,814
SOH/AGL Deduction	0
ASSESSED VALUE	15,814
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,814
TOTAL JUST VALUE	464,072
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	375,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E005	ELEC OTHER	0	02/01/2012
E0209368	OTHER	0	03/03/2002
95-1077	MH MOVE-ON	0	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2437/1107	2/26/2021	WD	Q	V	02	485,000
GRANTOR: ALLISON LANDS INC						
GRANTEE: YATES JOHN & JANELL						
1190/1587	11/24/2003	WD	Q	V		250,000
GRANTOR: NURNEY THOMAS						
GRANTEE: ALLISON LANDS INC						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/11/2023 DCA
INC DATE		AG DATE	

2265 WESLEY RD, YULEE

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	009530	C	POND	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	10,000							
2	006670	A	PECANS	0		OR	0.00	0.00	9.61	AC		1.00	1.00	1.00	605.00	605.00	5,814							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.61	AC		1.00	1.00	0.35	135,000.00	47,250.00	454,072							

REVIEW DATE 07/08/2020 BY NW Total Acres: 13.61 Total Land Value: 15,814 Market: 454,072 Agricultural: 5,814 Common: 10,000 PRINTED 07/30/2025 BY SYS