PT GOVT LOT 1 OF SEC 7-3N-26E
IN OR 2055/550

BADAWI OSMAN
333 WESTCHESTER AVE, W2100
WHITE PLAINS, NY 10604

2026

07-3N-26-0000-0006-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

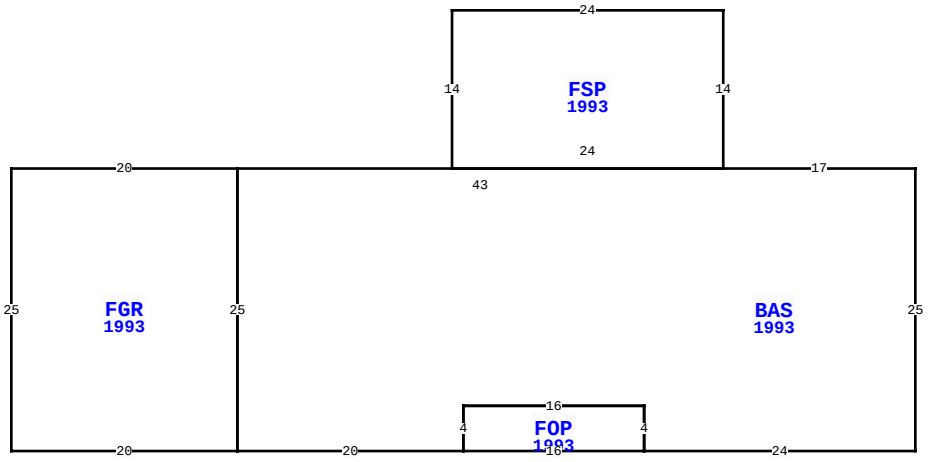
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
MKT AREA	05
NEIGHBORHOOD/LOC	5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,436	100	1993	1,436	115,987
FGR	500	55	1993	275	22,212
FOP	64	30	1993	19	1,535
FSP	336	40	1993	134	10,823
TOTALS	2,336			1,864	150,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,864	116.5500	122.38	228,116	1977	1977	0	0	0	34.00	66.00

1 SINGLE FAM 0% - 0 Heated Area: 1436 HX Base Yr



57022 ALDERMAN DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	150,557
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	200,557
SOH/AGL Deduction	8,244
ASSESSED VALUE	192,313
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,313
TOTAL JUST VALUE	200,557
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615278	REPAIR/RRF	4,800	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2055/0550	6/21/2016	SW	Q	I	01	40,000
GRANTOR: CASTLE 2016 LLC						
GRANTEE: BADAWI OSMAN						
2038/1745	3/16/2016	QC	U	I	11	23,200
GRANTOR: AMERIQUEST MORT SECUR						
GRANTEE: CASTLE 2016 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FSP=[YR=1993] N14 W24 S14 E24$ W43
FGR=[YR=1993] W20 S25 E20 N25$ S25 E20 FOP=[YR=1993] E16 N4
W16 S4$ N4 E16 S4 E24 N25$.

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		OR	209.00	209.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS