BEG SE COR OF SW1/4 OF NW1/4, N
836.50 FT, S 566.7 FT, E 832.84
1.71 AC DESC ORB 857-145 & EX 1.

NELSON CARL A JR
4 SILVERTHORNE RD
HIGH BRIDGE, NJ 08829

2027

03-7S-16-04120-005

BUILDING CHARACTERISTICS

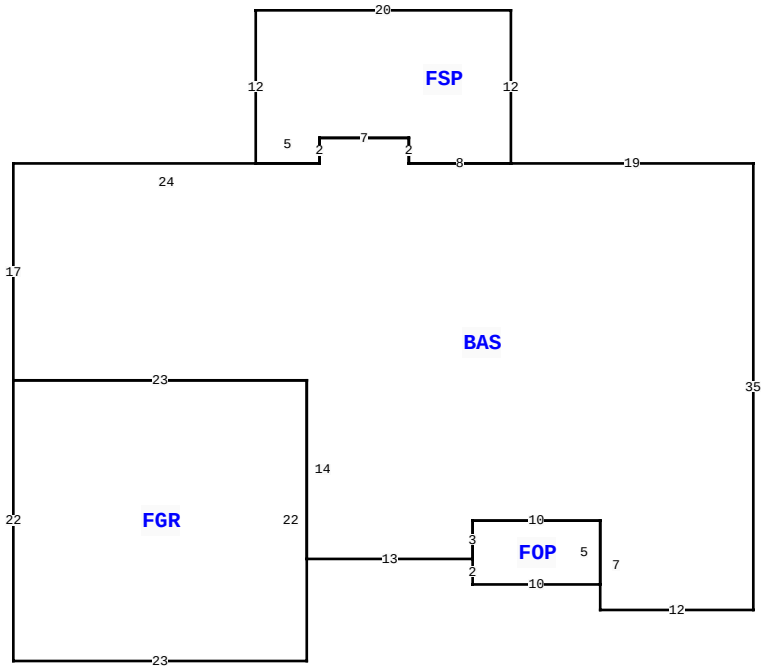
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100		1,508	136,558
FGR	506	55		278	25,175
FOP	50	30		15	1,359
FSP	226	40		90	8,150
TOTALS	2,290			1,891	171,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,891	119.3100	131.24	248,175	1994	1994	0	0	0	31.00	69.00

2 SINGLE FAM 0% - 0 Heated Area: 1508 HX Base Yr



567 SW SANDERS WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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
1	0166	CONC,PAVMT	0	0	0	0	558.00	UT	1.50	1.50	100	0	0	3	100	837	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	171,241
TOTAL MARKET OB/XF VALUE	8,037
TOTAL LAND VALUE - MARKET	98,040
TOTAL MARKET VALUE	277,318
SOH/AGL Deduction	0
ASSESSED VALUE	277,318
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	277,318
TOTAL JUST VALUE	277,318
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280,436

XFOB:5:1: 2 ROOM COTTAGE WITH BATH & KITCHENETTE

PRMT:1:1: 14X60 1993

SALE:1:1: ALREADY IN JONES NAME

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043268	Demolition	12,300	11/30/2021
000043083	Electrical Servic	0	11/02/2021
31164	MAINT/ALTR	45	06/21/2013
7818	SFR	45,000	11/24/1993
7104	M H	60	04/30/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1358/1660	4/19/2018	WD	U	I	12	210,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: CARL A NELSON JR						
1358/1653	3/28/2018	WD	U	I	12	100
GRANTOR: QRL FINANCIAL SERVICE						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FSP= N12 W20 S12 E5N2 E7 S2 E8$ W8 N2 W7 S2 W24 S17
FGR= S22 E23 N22 W23$ E23S14 E13 FOP= S2 E10 N5 W10 S3$ N3
E10 S7 E12 N35$.

LAND DESCRIPTION

TOTAL OB/XF 8,037

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	0100	C	SFR	0		A-1	0.00	0.00	8.17	AC		1.00	1.00	1.00	12,000.00	12,000.00	98,040							

REVIEW DATE 06/05/2026 BY NH Total Acres: 8.17 Total Land Value: 98,040 Market: 0 Agricultural: 0 Common: 98,040 PRINTED 11/17/2026 BY SYS