

LOT 14
DUNES OF AMELIA PHASE 2
PBK 8/280

LEE BRANDON & HELEN C
447 UNDER MOUNTAIN RD
FALLS VILLAGE, CT 06031

2023

00-00-30-044D-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	2121.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,531	100	1,531	222,398
FGR	473	55	260	37,769
FOP	96	30	29	4,212
FOP	108	30	32	4,648
FOP	200	30	60	8,716
FUS	1,068	100	1,068	155,141
STR	32	10	3	436
TOTALS	3,508		2,983	433,319

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	672.00	SF	10.00
2	0855	CONC PAVER	0	0	0	0	33.00	SF	10.00
3	0855	CONC PAVER	0	0	0	0	48.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,983	123.5630	146.73	437,696	2019	2019	0	0	0	1.00	99.00
1 SNGL FAM - 0% - 0												
Heated Area: 2599												
HX Base Yr												

TOTAL OB/XF												
7,455												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		433,319	
TOTAL MARKET OB/XF VALUE		7,455	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		555,774	
SOH/AGL Deduction		113,419	
ASSESSED VALUE		442,355	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		442,355	
TOTAL JUST VALUE		555,774	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		542,690	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181746	CO ISSUED	0	03/06/2019
20181746	NEW CONSTR	342,233	05/22/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2276/0509	5/17/2019	WD	Q	I	02	415,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: LEE BRANDON & HELEN						
2192/1778	4/25/2018	SW	Q	V	01	86,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: NEW ATLANTIC BUILDERS						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W14 FOP=[YR=2019] N10 W20 S10 E20\$ W22 S51 FOP=[YR=2019] S6 E16 FGR=[YR=2019] S3 E20 N26 W3 S4 W10 N3 W7 S22\$ N9 W4 S3 W12\$ E12 N3 E4 N13 E7 S3 E10 N4 E3 N34\$ PTR=E15 FUS=[YR=2019] E16 STR=[YR=2019] E8 S4 W8 N4\$ S4 E8 N4 E12S31 W20 FOP=[YR=2019] S5 W16 N6 E16 S1\$ N1 W16 N30\$ W15\$.									