

UNIT 103 (A/K/A 3703)
 OCEAN PLACE @ SUMMER BEACH
 CONDO OR 818/1805

BOYD ROBERT J/WOLF TAMILA L
 1804 CONSTITUTIONAL BLVD
 VALENCIA, PA 16059

2023

00-SB-30-152P-0103-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		7 100	1527100
Recreation	POOL	POOL 100	
Recreation	TENNIS CT	TENNIS CT 100	
Location	INTERIOR	INTERIOR 100	
View Lump Sum	OCEAN	OCEAN 100	
Desirability	7TH FLOOR	7TH FLOOR 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	OPEN	OPEN 100	
Bedrooms		2 100	
Bathrooms		2 100	
Oth Rooms		2 100	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	CONDO	- 0%	- 0			1997	1997	100	100	0	
						SQFT=1255		HX Base Yr			

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		1,068,000	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		1,068,000	
SOH/AGL Deduction		307,733	
ASSESSED VALUE		760,267	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		760,267	
TOTAL JUST VALUE		1,068,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,058,400	

Quality	04	Quality Level 04
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3025.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007274	REMODEL	49,500	08/11/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2296/0246	8/06/2019	WD	Q	I	01	789,900
GRANTOR: HELMER DAVID W & LISA						
GRANTEE: BOYD ROBERT J & TAM						
2110/1424	3/31/2017	WD	Q	I	01	600,000
GRANTOR: SHELLER JOHN O & PATR						
GRANTEE: HELMER DAVID W & LI						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

BUILDING NOTES						

BUILDING DIMENSIONS						

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV