

UNIT 407  
BEACHSIDE VILLAS CONDO  
OR 805/64

CAPONE JILL  
961 HOLLOW ROAD  
SALT POINT, NY 12578

**2023**

01-6N-29-V020-0407-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Floor		4 100
Recreation	POOL	POOL 100
Location	SOUTH	SOUTH 100
View	OCEAN	OCEAN 100
Desirability	4TH FLOOR	4TH FLOOR 100
Balcony	OPEN	OPEN 100
Parking/G	GARAGE	U/G GARAGE 100
Bedrooms		3 100
Bathrooms		3 100
Oth Rooms		3 100
Quality 04 Quality Level 04		
DOR CODE 0400 CONDOMINIUM		
MAP NUM MKT AREA 10		
NEIGHBORHOOD/LOC 10010.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
TOT ADJ AREA	SUBAREA MARKET VALUE	
TOTALS 0 0		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
8302000		0				1999	1999	100	100	0		
1 CONDO - 0% - 0 SQFT=2566 HX Base Yr												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		1,754,900	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		1,754,900	
SOH/AGL Deduction		380,098	
ASSESSED VALUE		1,374,802	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,374,802	
TOTAL JUST VALUE		1,754,900	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,322,500	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2407/0723	11/09/2020	WD	Q	I	01	1,285,000
GRANTOR: LAYTON DONALD H & SAN						
GRANTEE: CAPONE JILL						
0895/0447	8/13/1999	WD	U	I	07	100
GRANTOR: VAN DUSEN TIM						
GRANTEE: LAYTON DONALD H & S						

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

TOTAL OB/XF													0
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								

BUILDING NOTES												

BUILDING DIMENSIONS												

LAND DESCRIPTION																	
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