

LOT 28
BEACHWAY @ NASSAU LAKE #1B
PB 6/303

KNOPF JOHN & NICOLE
858 HERITAGE COURT
YORKTOWN HEIGHTS, NY 10598

2023

27-2N-28-014B-0028-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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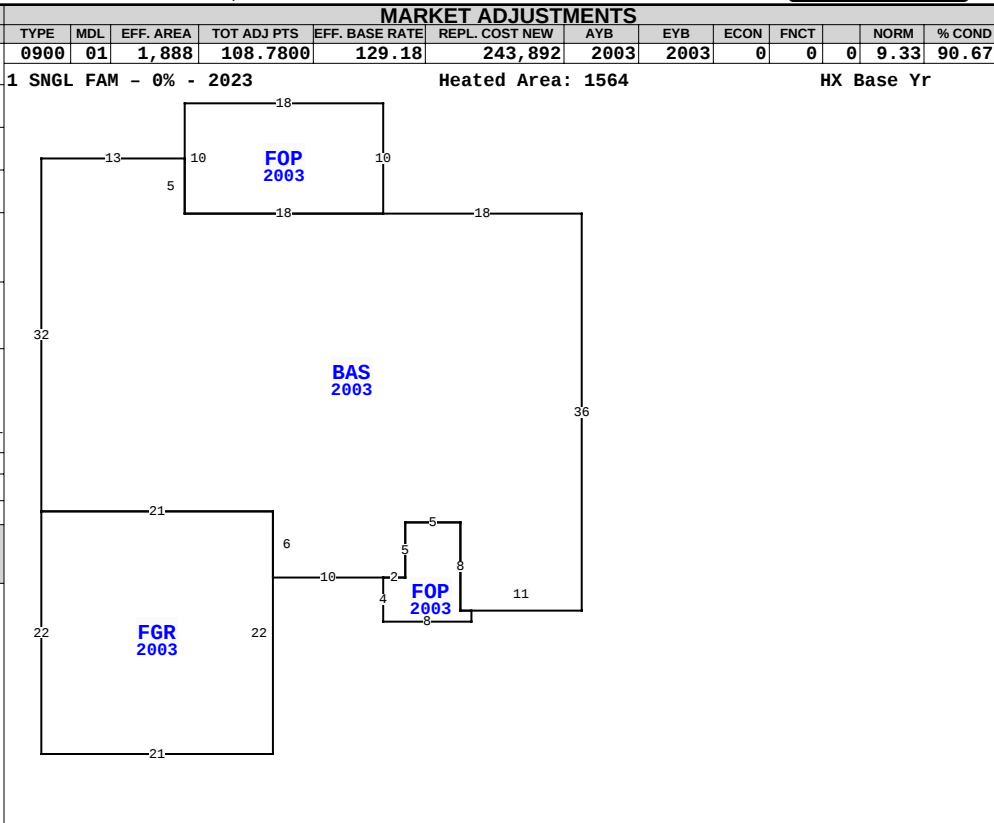
NEIGHBORHOOD/LOC	4057.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	1,564	183,188
FGR	462	55	254	29,751
FOP	54	30	16	1,874
FOP	180	30	54	6,325

TOTALS	2,260		1,888	221,137
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	819.00	SF	5.20	5.20	
3	0940	SHEDS/PORT	0	0	12	20	240.00	SF	30.00	30.00	
4	0476	VF 6 SBPL	0	0	0	0	72.00	LF	32.00	32.00	

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



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF											
11,288											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	221,137		
TOTAL MARKET OB/XF VALUE	11,288		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	307,425		
SOH/AGL Deduction	0		
ASSESSED VALUE	307,425		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	307,425		
TOTAL JUST VALUE	307,425		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	226,628		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210066	NEW CONSTR	120,231	08/12/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2565/1621	5/20/2022	WD	Q	I	01	390,000
GRANTOR: REED WILLIAM ERIC & H						
GRANTEE: KNOPF JOHN & NICOLE						
2079/1826	10/25/2016	WD	Q	I	01	201,500
GRANTOR: FOX BARRY S						
GRANTEE: REED WILLIAM ERIC &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W18 FOP=[YR=2003] N10 W18 S10 E18 \$ W18 N5 W13 S32 FGR=[YR=2003] S22 E21 N22 W21 \$ E21 S6 E10 FOP=[YR=2003] S4 E8 N1 W1 N8 W5 S5 W2 \$ E2 N5 E5 S8 E11 N36 \$.											