

LOT 14
DUNES OF AMELIA PHASE 2
PBK 8/280

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

2024

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	06	Quality Level 06
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	243,503
FGR	473	55	260	41,352
FOP	96	30	29	4,613
FOP	108	30	32	5,089
FOP	200	30	60	9,543
FUS	1,068	100	1,068	169,863
STR	32	10	3	477
TOTALS	3,508		2,983	474,440

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		RLM	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	129.1795	161.47	481,665	2019	2019	0	0	0	1.50	98.50	
1 SNGL FAM - 0% - 0													
Heated Area: 2599													
HX Base Yr													
BLD DATE: 03/13/2024 MLU													

TOTAL OB/XF													
7,379													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		474,440	
TOTAL MARKET OB/XF VALUE		7,379	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		631,819	
SOH/AGL Deduction		145,228	
ASSESSED VALUE		486,591	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		486,591	
TOTAL JUST VALUE		631,819	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		555,774	

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 BUILD						

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\$.