

VILLA UNIT 1310
SHIP WATCH VILLAS

KACZOR RONALD & ROSEMARY WAHL
36 WOODLAWN AVE
FAIRPORT, NY 14450

2024

01-6N-29-V120-1310-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																													
ELEMENT										CD										CONSTRUCTION																																																																																																													
TYPE										MDL										EFF. AREA										TOT ADJ PTS										EFF. BASE RATE										REPL. COST NEW										AYB										EYB										ECON										FNCT										NORM										% COND																			
Floor										4 100										8312000										1,794																														1975										1975										100										100										0																													
Recreation										POOL										POOL 100										1 CONDO - 0% - 0																																																																																																			
Location										CORNER										CORNER 100																																																																																																													
View										OCEAN										OCEAN 100																																																																																																													
Desirability										4TH FLOOR										4TH FLOOR 100																																																																																																													
Balcony										FOP/PATIO										FOP/PATIO 100																																																																																																													
Parking										OPEN										OPEN 100																																																																																																													
Bedrooms																				3 100																																																																																																													
Bathrooms																				3 100																																																																																																													
Oth Rooms																				2 100																																																																																																													
Quality										03										Quality Level 03																																																																																																													
DOR CODE										0400										CONDOMINIUM																																																																																																													
MAP NUM																				MKT AREA										10																																																																																																			
NEIGHBORHOOD/LOC										10008.00																																																																																																																							
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE										TOT ADJ AREA										SUBAREA MARKET VALUE																																																																																									