

VILLA 1205  
IN OR 2474/1420  
LAGOON VILLA CONDOMINIUM

DIPANO NICHOLAS M JR & EILEEN S  
1300 WAVERLY AVE  
BEACH HAVEN, NJ 08008

**2024**

01-6N-29-V290-1205-0000  


BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS												
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
Floor		1	100	8329000		1,250				1973	1973	100	100	0		
Recreation	POOL	POOL 100		1 CONDO - 0% - 0												
Location	END	END 100		HX Base Yr												
View	LAKE	LAKE 100														
Balcony	FEP	180	FEP 180 100													
Parking	OPEN	OPEN 100														
Bedrooms		2	100													
Bathrooms		2	100													
Oth Rooms		2	100													
Quality				03	Quality Level 03											
DOR CODE				0400	CONDOMINIUM											
MAP NUM					MKT AREA										10	
NEIGHBORHOOD/LOC				10004.00												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE												
TOTALS				1,250	1,250											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE			534,000
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			534,000
SOH/AGL Deduction			0
ASSESSED VALUE			534,000
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			534,000
TOTAL JUST VALUE			534,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			556,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804790	REMODEL	12,000	03/01/1998
P982648	REMODEL	1,768	03/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2474/1420	6/28/2021	WD	Q	I	02	615,000
GRANTOR: NG IL HAU & HWEE CHIN						
GRANTEE: DIPANO NICHOLAS M J						
2159/1674	11/29/2017	WD	Q	I	01	335,000
GRANTOR: FINK ALEXANDER MICHAEL						
GRANTEE: NG LIVING TRUST ET						

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV