

LOT 260
IN OR 2039/1035
GA FDNA BEACH #2 UNR

ROMANO RICHARD
9 HYLER DR
HAMPTON BAYS, NY 11946

2025

00-00-31-134B-0260-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	5	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	588	100	1999	588	78,960
APT	612	100	1999	612	82,184
FOP	21	30	1999	6	806
HXB	840	100	1999	840	112,801
HXB	864	100	1999	864	116,023
HXP	21	30	1999	6	806

TOTALS	2,946			2,916	391,579
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	10	20	200.00	SF	6.50
2	0810	CONCRETE A	0	0	8	4	32.00	SF	6.50
3	1241	WD DECK G	0	0	10	20	200.00	UT	17.25
4	0810	CONCRETE A	0	0	32	3	96.00	SF	6.50
5	0810	CONCRETE A	0	0	36	18	648.00	SF	6.50
6	0810	CONCRETE A	0	0	10	14	140.00	SF	6.50
7	0810	CONCRETE A	0	0	8	4	32.00	SF	6.50
8	0810	CONCRETE A	0	0	32	3	96.00	SF	6.50
9	1241	WD DECK G	0	0	10	14	140.00	UT	17.25
10	0810	CONCRETE A	0	0	36	18	648.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	0	0006	R-2	50.00	100.00	50.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	2,916	116.2686	153.47	447,519	1999	1999	0	0	12.50	87.50
1 DUPLEX - 0% - 0											
Heated Area: 2904											
HX Base Yr											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF											
10,749											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		391,579	
TOTAL MARKET OB/XF VALUE		10,749	
TOTAL LAND VALUE - MARKET		265,000	
TOTAL MARKET VALUE		667,328	
SOH/AGL Deduction		19,700	
ASSESSED VALUE		647,628	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		647,628	
TOTAL JUST VALUE		667,328	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		649,006	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990802	NEW CONSTR	181,043	07/08/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2039/1035	3/25/2016	WD	U	I	11
GRANTOR: ROMANO MICHAEL					
GRANTEE: ROMANO RICHARD					
1217/1186	3/24/2004	WD	Q	I	
GRANTOR: SUCARA GAROON					
GRANTEE: ROMANO MICHAEL B					

BUILDING NOTES									
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BUILDING DIMENSIONS									
HXB=[YR=1999] W20 APT=[YR=1999] W14 S22 FOP=[YR=1999] W3 S7 E3 N7 \$ S20 E14 N42 \$ S42 E20 N13 HXP=[YR=1999] E3 N7 W3 S7 \$ N29 \$ PTR= E15 APT=[YR=1999] E14 HXB=[YR=1999] E20 S22 E3 S7 W2 S3 W1 S10 W20 N42 \$ S42 W14 N10 W1 N3 W2 N7 E3 N22 \$ W15 \$.									