

UNIT 103 (A/K/A 3703)
 OCEAN PLACE @ SUMMER BEACH
 CONDO OR 818/1805

BOYD ROBERT J/WOLF TAMILA L
 1804 CONSTITUTIONAL BLVD
 VALENCIA, PA 16059

2025

00-SB-30-152P-0103-0000


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	VALUATION SUMMARY							
Floor		7 100	1527	100	1,255				1997	1997	100	100	0		STANDARD				8			
Recreation	POOL	POOL 100	1 CONDO - 0% - 0												HX Base Yr							
Recreation	TENNIS CT	TENNIS CT 100																				
Location	INTERIOR	INTERIOR 100																				
View Lump Sum	OCEAN	OCEAN 100																				
Desirability	FLOOR	7TH FLOOR 100																				
Balcony	FOP/PATIO	FOP/PATIO 100																				
Parking	OPEN	OPEN 100																				
Bedrooms		2 100																				
Bathrooms		2 100																				
Oth Rooms		2 100																				
Quality 04 Quality Level 04																						
DOR CODE 0400 CONDOMINIUM																						
MAP NUM			MKT AREA		03																	
NEIGHBORHOOD/LOC 3025.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																	
TOTALS 1,255			1,255																			

VALUATION BY				STANDARD
Tax Group: 8				Tax Dist:
BUILDING MARKET VALUE				1,092,000
TOTAL MARKET OB/XF VALUE				0
TOTAL LAND VALUE - MARKET				0
TOTAL MARKET VALUE				1,092,000
SOH/AGL Deduction				172,077
ASSESSED VALUE				919,923
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				919,923
TOTAL JUST VALUE				1,092,000
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				1,070,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007274	REMODEL	49,500	08/11/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2296/0246	8/06/2019	WD	Q	I	01	789,900
GRANTOR: HELMER DAVID W & LISA						
GRANTEE: BOYD ROBERT J & TAM						
2110/1424	3/31/2017	WD	Q	I	01	600,000
GRANTOR: SHELLER JOHN O & PATR						
GRANTEE: HELMER DAVID W & LI						

BLD DATE		LGL DATE	
XF DATE	LAND DATE	AG DATE	

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