

UNIT 606  
 OCEAN CLUB VILLAS SOUTH  
 OR 1046/1043

KRUSE JOHN & DENISE/SMOKONICH KAREN  
 1 GLEN EAGLES DR  
 NEW HOPE, PA 18938

2025

01-6N-29-150V-0606-0000



ELEMENT		CD	CONSTRUCTION	
Floor			2	100
Recreation	POOL		POOL	100
Location	NORTH		NORTH	100
View	OCEAN		OCEAN	100
Desirability	2ND FLOOR		2ND FLOOR	100
Balcony	OPEN		OPEN	100
Parking/U/G	GARAGE		U/G GARAGE	100
Bedrooms			4	100
Bathrooms			4	100
Oth Rooms			2	100
Quality	05	Quality Level 05		
DOR CODE	0400	CONDOMINIUM		
MAP NUM		MKT AREA		10
NEIGHBORHOOD/LOC	10011.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA
TOTALS	3,224			3,224

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1508300		3,224				2001	2001	100	100	0			
1 CONDO - 0% - 0				HX Base Yr									

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 5	Tax Dist:				
BUILDING MARKET VALUE	2,407,900				
TOTAL MARKET OB/XF VALUE	0				
TOTAL LAND VALUE - MARKET	0				
TOTAL MARKET VALUE	2,407,900				
SOH/AGL Deduction	0				
ASSESSED VALUE	2,407,900				
TOTAL EXEMPTION VALUE	0				
BASE TAXABLE VALUE	2,407,900				
TOTAL JUST VALUE	2,407,900				
NCON VALUE	0				
INCOME VALUE	0				
PREVIOUS YEAR MKT VALUE	2,293,500				

  

PERMIT NUM	DESCRIPTION	AMT	ISSUED

  

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2510/1903	11/01/2021	DG	U	I	11	100
GRANTOR: KRUSE JUERGEN & ELIZA						
GRANTEE: KRUSE JOHN & DENISE						
1527/0744	9/26/2007	WD	Q	I		1,915,000
GRANTOR: LUKE SCARLETT S						
GRANTEE: KRUSE JUERGEN & ELI						

  

BUILDING NOTES

  

BUILDING DIMENSIONS

LAND DESCRIPTION																								
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

TOTAL OB/XF														0									
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