

VILLA 1205
IN OR 2474/1420
LAGOON VILLA CONDOMINIUM

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

2025

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


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		1	100			8329000		1,250			1973	1973	100	100	0			STANDARD			
Recreation	POOL	POOL 100				1 CONDO - 0% - 0												Tax Group: 5 Tax Dist:			
Location	END	END 100																BUILDING MARKET VALUE 524,000			
View	LAKE	LAKE 100																TOTAL MARKET OB/XF VALUE 0			
Balcony	FEP	180	FEP 180 100															TOTAL LAND VALUE - MARKET 0			
Parking	OPEN	OPEN 100																TOTAL MARKET VALUE 524,000			
Bedrooms		2	2 100															SOH/AGL Deduction 0			
Bathrooms		2	2 100															ASSESSED VALUE 524,000			
Oth Rooms		2	2 100															TOTAL EXEMPTION VALUE 0			
Quality 03 Quality Level 03																	BASE TAXABLE VALUE 524,000				
DOR CODE 0400 CONDOMINIUM																	TOTAL JUST VALUE 524,000				
MAP NUM MKT AREA 10																	NCON VALUE 0				
NEIGHBORHOOD/LOC 10004.00																	INCOME VALUE				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE													PREVIOUS YEAR MKT VALUE 534,000			
TOTALS 1,250 1,250																					

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						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1205 BEACH WALKER RD, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL 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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		