

LOT 27
IN OR 2179/1411
HAMBYS SUB PB 2/32

CAMPBELLS BEACH HOUSE LLC
45 BETH DR
FAIRFIELD, CT 06825

2026

00-00-31-1360-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	1993	1,024	148,465
DKK	142	10	1993	14	2,030
DKK	384	10	1998	38	5,510
DKK	384	10	1998	38	5,510
FUS	1,024	100	1993	1,024	148,465
TOTALS	2,958			2,138	309,978

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0940	SHEDS/PORT	0	0	8	64.00	SF	30.00	
2	0416	DUNEWALKS	0	0	0	1,002.00	SF	30.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	0		R-2	50.00	250.00	50.00

REVIEW DATE 06/06/2024 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2700	01	2,138	122.3530	170.07	363,610	1984	1994	0	0	0	14.75	85.25
1 DUPLEX 0% - 0 Heated Area: 2048 HX Base Yr												
BLD DATE 11/03/2008 DJ LGL DATE 04/27/2026 MLU												

TOTAL OB/XF 6,396												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0940	SHEDS/PORT	0	0	8	64.00	SF	30.00	30.00	100	1993	1993
2	0416	DUNEWALKS	0	0	0	1,002.00	SF	30.00	30.00	100	1998	1998

TOTAL OB/XF 6,396												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000120	C	RES OCEAN	0		R-2	50.00	250.00	50.00	FF		1.00

Total Acres: 0.00 Total Land Value: 1,260,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY												
VALUATION SUMMARY												
PAGE 1 of 1 2												
STANDARD												
Tax Group: 2 Tax Dist:												
BUILDING MARKET VALUE 309,978												
TOTAL MARKET OB/XF VALUE 6,396												
TOTAL LAND VALUE - MARKET 1,260,000												
TOTAL MARKET VALUE 1,576,374												
SOH/AGL Deduction 59,319												
ASSESSED VALUE 1,517,055												
TOTAL EXEMPTION VALUE 0												
BASE TAXABLE VALUE 1,517,055												
TOTAL JUST VALUE 1,576,374												
NCON VALUE 0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 1,436,774												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080691	ADDITION	9,000	04/28/2008
20062227	ELEC OTHER	800	09/25/2006
20041980	REPAIR/RRF	3,000	10/27/2004
E041088	CHNGE SRVC	1,000	06/14/2004
B020957	REPAIR/RRF	2,000	06/06/2002
B983145	XFOB	5,000	02/06/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2179/1411	1/12/2018	QC	U	I	11	100	
GRANTOR: CAMPBELL RONALD S & N							
GRANTEE: CAMPBELLS BEACH HOU							
0756/1402	4/11/1996	WD	Q	I		215,000	
GRANTOR: JOSLIN CHARLES L III							
GRANTEE: CAMPBELL RONALD S &							

BUILDING NOTES									

BUILDING DIMENSIONS									
DKK=[YR=1998] W32 S12 BAS=[YR=1993] S32 E8 DCK=[YR=1993] S6 E8 S2 E5 N2 E9 N6 W22\$ E24 N32 W32\$ E32 N12\$ PTR=E15 DCK=[YR=1998] E32 S12 FUS=[YR=1993] S32 W32 N32 E32\$ W32 N12\$ W15\$.									
