1680 Godfrey Lane: Property Research and House Database

Findings that matter

1680 Godfrey Lane is a large waterfront residence on the Great Neck peninsula in Virginia Beach, overlooking Broad Bay. The city dates the present dwelling to 2019 and records six bedrooms, seven full bathrooms, one half bathroom, 16 rooms, and 9,772 square feet of finished area. The September 13, 2026 listing asks $14,990,000 and advertises 10,819 square feet and 5.12 acres. The city instead records 227,139.58 square feet of land, about 5.2144 acres, while retaining a legal description of 3.72 acres. Those measurements require reconciliation before a purchase, valuation, expansion or insurance decision. [1] [2]

The strongest history is in the city's land, assessment and environmental records. It connects an earlier Godfrey family tract and a 1959 plat recording to a 2018 recorded purchase for $1,650,000, construction of the current house, shoreline improvements, later parking work, an environmental compliance proceeding, and 2025 gate and rotunda approvals. The earlier scanned survey appears dated June 10, 1955. This is the earliest property-related document recovered here, not proof that the land's history starts then. [5] [1] [6] [10] [14]

The construction story is unusually well documented in industry publications. ICF Builder identifies the Godfrey Virginia Beach project as its 2020 Unlimited Residential winner and reports a $3.2 million project cost. It credits Ynot Build LLC, Southern Wall Systems, Amvic and Weber Design Group. A Viwinco project feature describes the window package. These are useful construction leads, but neither an award nor a supplier article substitutes for the house's stamped drawings, contracts, invoices or inspections. [15] [16]

The most consequential property-specific issues are the shared private access, recorded utility/access easements, shoreline and buffer restrictions, the status of the 2021 restoration matter, and the distinction between approvals and completed permitted work. City records show portions of the parcel in VE, AE and X flood zones. A low automated flood score on a listing does not settle the risk to the whole site, docks, landscaping or access road. [7] [8] [12] [3]

This report covers purchase due diligence, ownership and maintenance, architecture and history, and the surrounding community. Research was conducted through September 13, 2026, America/New_York. It is a researched public-record baseline with a working database and a precise missing-record list. It cannot honestly identify every dollar ever spent: original invoices, closing costs, financing, utilities, insurance, repairs, furnishings and much of the permit detail are not available in the inspected public material. Unknown amounts remain blank in the database.

How to read the evidence

Official records establish what the city recorded or approved at a particular date. They do not automatically establish present physical condition, current title, completion of a project or payment of a bill. Marketing records describe the offering and its advertised equipment. Multiple real-estate websites often repeat the same REIN listing, so agreement between them is not independent verification. Industry articles identify project participants and product claims. Photographic observations describe visible features only. A proposal is kept separate from an approval, and an approval is kept separate from a final inspection.

Every substantive record carries a source ID. Numbered references link to the source register at the end. The database retains stable IDs for facts, events, financial entries, assets, rooms, projects, conflicts and missing documents. Downloaded official files have a document register, original URL, access date and SHA-256 checksum. The 48 listing photographs have individual file and URL references. The photographs were reviewed as a marketing gallery; their capture dates, editing history and correspondence to current conditions were not independently established.

The search covered the exact address, parcel number, current and prior MLS identifiers, city assessment and planning archives, public permit access, trade and supplier publications, real-estate syndication, indexed social discussions, regional news, and official area resources. Detailed permit access in Accela required login after the address and parcel were matched. No account was created, no agency request was sent, and no private owner files were accessed. [24]

Property identity and land

The controlling identifier for subsequent records work is GPIN 24092307030000, also displayed as 2409-23-0703. It is more reliable than an address alone when searching deeds, permits and plans. The assessor identifies the property as residential, in the Godfrey Lane neighborhood and council district D08, with R30 zoning. The assessor's owner names are included only as title-research references. A current title commitment is still required to establish vesting and exceptions. [1]

Field	Recorded or advertised value	Evidence
Address	1680 Godfrey Ln, Virginia Beach VA 23454-1302	Official record [1]
GPIN	24092307030000	Official record [1]
Legal description	BROAD BAY 3.72 ACRES	Official record [1]
Map book / page	46 / 36	Official record [1] [5]
Recorded owners	Anthony Disilvestro; Cynthia Disilvestro	Official record [1]
Neighborhood / council district	Godfrey Lane / D08	Official record [1]
Zoning	R30	Official record [1] [7]
Mapped land area	227139.58 sq ft	Official record [1] [10]
Listing land area	5.12 acres	Marketing [2]
2021 upland area	176397 sq ft	Official planning record [10]

Acreage has several meanings here. The 2021 environmental staff report distinguishes the approximately 5.21-acre site from 4.05 acres of upland outside water and wetlands. That distinction is material: shoreline and water areas are not equivalent to land available for a house, lawn, tennis court or expansion. The 3.72-acre legal shorthand is not reconciled by the current listing's 5.12 acres. A survey should identify deed boundaries, water boundaries, wetlands, top of bank, easements and all improvement footprints on one drawing. [10] [1] [2]

The historic plat sheet includes more than one drawing. The Godfrey drawing is the parent-tract material relevant to this research. The separate S. E. Harrison/Avalon Terrace drawing on the same scanned sheet must not be treated as this home's subdivision layout. The Godfrey drawing labels Broad Bay, Ferebee Cove, Overstreet Cove, a road toward Great Neck Road, and parcels associated with the Godfrey/Frazier names. These are historical map observations, not a modern determination of the subject parcel's legal shape. [5]

Before the present house

The recovered scan places the property in former Princess Anne County and identifies land of Allie O. Godfrey. Its survey date appears to read June 10, 1955. The recording stamp appears to read February 17, 1959; later staff reports differ between February 13 and February 17. The archive preserves the original scan and the date conflict rather than silently choosing one secondary transcription. A certified legible copy and the referenced deed book are the next steps in extending the chain further back. [5] [10] [13]

The assessor's first displayed transfer is January 3, 1991, a general warranty entry to Mildred Bramble Godfrey at book 2960, page 738. The displayed price is zero and the grantor field was blank. Two 2007 gift instruments and two 2013 gift instruments involve the Mildred G Frazier Trust. These are recorded transfer classifications. A zero consideration field does not establish the transaction's complete economics, tax basis, retained rights or trust arrangements. [1]

The annual assessment series shows improvements valued at $87,934 in fiscal 2008 and zero improvements from fiscal 2009 through fiscal 2019. That suggests a change in how the land was improved or assessed, but it does not by itself identify a demolition, the date a prior structure disappeared, or its character. No demolition permit or complete historic aerial sequence was recovered. The old structure's age, builder, floor plan and removal cost remain unknown. [1] [56]

Historical listing feeds show two overlapping offerings in 2015, at $2.2 million and $4.3 million, and a $1.95 million offering in July 2017. Because these predate the assessor's 2019 house and the two 2015 listings overlap, they must not be read as sales of the current finished estate. Whether one offering bundled proposed construction or different development rights requires the original listing documents. [3]

Conception, design and construction

The documented development sequence includes a February 25, 2008 CBPA variance, later superseded by the December 20, 2017 approval. The 2017 site exhibit is attributed to Chesapeake Bay Site Solutions, with November and December revisions. It contemplated the residence, vehicular entry court, swimming pool, patio, driveway and a clay tennis court, subject to 19 conditions. A later staff report also records a June 12, 2018 height variance allowing 42 feet instead of 35 feet. Original stamped architectural plans and the original height decision were not recovered. [10] [6]

The January 23, 2018 city transfer records $1,650,000 consideration from the Mildred G Frazier Trust to Anthony Disilvestro, instrument 20180123000060400. The transfer is marked as not involving multiple parcels. Compass displays January 18, 2018 for a $1.65 million transaction; the report uses the city's date for the recorded event and leaves the actual settlement date to the deed and closing file. [1] [18]

The city dates the principal waterfront structures to 2018 and the residence, pool and a gazebo to 2019. The award article reports 13,700 square feet of floor area and 11,000 square feet of ICF use, with a $3.2 million project cost. It names Ynot Build LLC as general contractor, Southern Wall Systems as installer, Amvic as the

ICF system and distributor, and Weber Design Group as architect. The article's stated four-week total construction and 90-day ICF installation periods conflict internally. They are not used to establish the construction duration. [1] [15]

Viwinco's August 2020 project feature describes a roughly 13,000-square-foot Mediterranean concrete home, OceanView impact-resistant windows and patio doors, and combinations of casements, picture windows, transoms, half-round shapes and multi-panel doors. It names South Jersey Glass of Wildwood as distributor. The award/project descriptions strongly support attribution to this house, but the articles do not provide a full address-linked equipment or architectural schedule. JMDG also lists a Godfrey Residence award, leaving the relationship between its credit and Weber's credit to be resolved from original plans or contracts. [16] [17]

The appearance is Mediterranean-inspired: pale walls, repeated arches, tall classical columns, ornate capitals, balustrades, a prominent entry, layered cornices and extensive covered outdoor spaces. The MLS style code is Transitional. These can coexist because a listing category is broader than an architectural description. Photo observations support the visible design language, not the exact provenance of any imported stonework, ironwork or architectural ornament. [2]

Size, structure and systems

Field	Value	Evidence
Year built	2019	Official record [1]
Finished area	9772 sq ft	Official record [1]
Listing area	10819 sq ft	Marketing [2]
Bedrooms / full baths / half baths	6 / 7 / 1	Official record [1]
Room count	16	Official record [1]
Assessor quality	Excellent	Official record [1]
Foundation	Full slab	Official record [1]
Assessor exterior	Dryvit (EIFS); poured concrete	Official record [1]
Roof	Slate	Marketing [2]
Style / stories	Transitional / 3	Marketing [2]
Heating	Forced hot air - gas	Official record [1]
Cooling	Central air	Official record [1]
Water / sewer	Well / city-county sewer	Marketing [2]
Fireplaces	3 gas	Official record [1]
Elevator	1 residential	Official record [1]
Generator	1	Official record [1]

The assessor's finished-area components are 4,702 square feet at level 1, 3,518 at level 2, and 1,552 at level code B. The first two sum to 8,220, the size appearing on the Compass page. That numerical match is a plausible explanation for one discrepancy, but code B should not be interpreted as a conventional below-grade basement without the assessor sketch and architectural sections. The listing's 10,819 square feet is 1,047 square feet, or about 10.7 percent, above the city finished-area total. The award's 13,700 square feet may use a broader construction-area definition; the source does not establish that it is all finished living area. [1] [18] [2] [15]

Exterior and equipment fields also need reconciliation. The city records Dryvit/EIFS and poured concrete, while the MLS says fiber cement. The listing says slate roofing, although the photographs show a profiled roof appearance that is insufficient to identify its material. The city records gas forced-air heat and central air; the listing adds zoned heat pumps and radiant floors. These may reflect multiple systems or differing data entry. A roof schedule, facade specification and equipment survey are the appropriate evidence. [1] [2]

The property's useful operating baseline is an asset register, not a generalized luxury-home checklist. Each actual unit needs a model, serial number, installation date, location, serving area, permit reference, warranty, maintenance interval and service provider. The current public evidence identifies asset classes but does not supply those unit-level facts. A generator and elevator are city-recorded; their capacities and service status are not. The listing's well and sewer fields need a plumbing diagram and confirmation of which well supplies drinking water versus irrigation. [1] [2]

Rooms, finishes and visible accents

The following inventory covers every image in the 48-photo gallery. Functional labels are research labels, not a certified floor plan. Some photographs may show adjoining zones within one room. The inventory therefore contains more entries than the assessor's 16-room count. The gallery does not establish the complete six-bedroom, seven-full-bath layout. Furniture, artwork, wine, exercise equipment and electronics visible in pictures are not assumed to convey with the real estate. [1] [2]

Space / photo reference	Visible features	Unverified details
R01 Entry exterior and court; photos 2 3 4 5 6 7	Circular paver court; planted central island; pale facade; tall paired columns with ornate capitals; arched iron-and-glass entry; repeated tall windows; tree-lined drive; entry piers	Column material, iron fabricator, gate operation, installed dates, planting species
R02 Foyer and main stair; photos 8 9	Curved stair with scrolling dark metal railing; pale polished-looking floor; open upper gallery; arched passages; substantial cornice and trim	Stone identity, stair structure, railing certification, exact dimensions
R03 Office or study; photos 9 10	Double glazed doors; dark floor; tall windows; hanging cascading fixture; inset ceiling; office furniture	Built-ins versus staging, fixture maker, floor species
R04 Formal living room; photos 11 12	Double-height window wall; large pale carved fireplace surround; scrolling supports; arched upper panel; upper balustrade; water view	Fireplace material and fuel, exact ceiling height, glazing schedule
R05 Formal dining room; photos 13	Dark wood-look floor; layered oval/geometric ceiling treatment; two chandeliers; tall arched windows; deep crown molding	Chandelier maker, wood species, seating capacity by plan

Space / photo reference	Visible features	Unverified details
R06 Main kitchen; photos 14 15	Two dark cabinetry islands; pale perimeter cabinets; paneled refrigeration; large contrasting hood; lantern pendants; island sink; glass-front upper sections; pale veined counters	Appliance models, counter stone, cabinet maker, vent capacity, pantry layout
R07 Breakfast area; photos 16 17	Bay-facing glazing; round ceiling recess; chandelier; built-in shelves and lower cupboards; open relation to family room	Exact room boundary and dimensions
R08 Family room; photos 17	Wide sliding glass doors on two sides; pale floor; inset ceiling; ceiling fans; fireplace/TV wall	Door brand, fireplace rating, measured opening width
R09 Billiards and bar; photos 18 19	Dark wood paneling and coffers; red ceiling insets; globe lights; arched window; fireplace; fitted bar and bottle shelving; billiard table	Wood species, 14-foot height claim, ventilation, whether table conveys
R10 Wine-room approach; photos 20	Stone-look textured walls; broad decorated door frame; pendant light; pale plank-look floor	Wall composition and floor level
R11 Wine storage and tasting spaces; photos 21 22	Bottle racks; glass-front wood doors; carved panels; separate long-table alcove; warm textured walls; pendant fixtures	Cellar cooling, capacity, humidity controls, provenance of carved doors
R12 Upper lounge / wet bar; photos 23 24	Open railing to gallery; white bar cabinets with small refrigerator; dark floor; clustered glass lights; terrace slider	Floor identification is visual inference; plumbing and appliance details
R13 Large primary-style bedroom; photos 25 26	Layered sculpted ceiling; recessed lighting; hanging chandelier; dark floor; blue accent wall; terrace glazing	Actual room designation, floor level and dimensions; furnishings conveyance
R14 Primary-style bathroom; photos 27 28	Opposed white vanities; large mirrors; claw-foot freestanding tub; curved shower alcove with seat; tall window; towel rail; veined pale floor and walls; cove lighting	Exact stone, waterproofing, fixture brands, radiant heat circuits
R15 Water-facing bedroom; photos 29	Blue-gray walls; dark floor; tray ceiling with fan; broad glazed patio opening facing pool pavilion	Whether this is the listed first-floor primary; dimensions
R16 Gray vanity bathroom; photos 30	Long gray vanity; wide mirror; pale veined counter; glass shower; towel rail	Fixture models, slab material, shower pan construction
R17 Rounded-window bedroom; photos 32	Multiple arched windows in curved bay; light carpet; oval ceiling recess	Room number and floor level
R18 Pale bathroom; photos 33	Glass shower; large veined wall panels; window; pale counter	Stone versus porcelain and exact bathroom pairing
R19 Tray-ceiling bedroom; photos 34	Light carpet; pale walls; inset blue ceiling; narrow window beside bed	Room number and floor level
R20 Long-vanity bathroom; photos 35	Cream cabinetry; dark metal faucets; wide mirror; open linen shelves; knee space at vanity	Bathroom-to-bedroom relationship
R21 Terrace bedroom; photos 36	Light carpet; tray ceiling; broad slider toward balustraded terrace and water	Room number and floor level

Space / photo reference	Visible features	Unverified details
R22 Pink bathroom; photos 37	Glass shower enclosure; pale walls; window; built-in linen shelving and drawers	Bathroom pairing and full layout
R23 Fitness room; photos 38	Mirrored wall; segmented dark floor; ceiling fan; television; exercise equipment; exterior window	Equipment ownership, load limits, room counted as bedroom or recreation
R24 Theater; photos 39	Dark walls; blue illuminated ceiling recess; large screen; carpet; reclining seats; ceiling speaker grilles	Projection and audio models, acoustic treatment, wiring and calibration
R25 Covered terrace; photos 31	Wood-look ceiling; recessed lights; classical columns; balustrade; water view	Deck waterproofing, drainage, structural inspections
R26 Outdoor kitchen and lanai; photos 40 41	Domed metallic-finish pizza oven; grill; undercounter refrigerator; bar-height counter; wood ceiling and beams; arched openings; mounted heater	Marra Forni is marketing attribution; fuel, clearances, models and installation certifications
R27 Pool court and pavilion; photos 42 43 44	Rectangular water body with shallow lounging shelf; in-water loungers; raised bowls; stone-look deck; round columned pavilion beside pool	Pool dimensions, gallons, safety systems, fire-bowl operation, spa configuration
R28 Garden rotunda and shoreline; photos 1 45 46 47	Separate white domed columned garden structure; lawns and mature trees; sandy shore; stone shoreline works and segmented offshore barriers	Likely relation to 2025 rotunda approval is inference; dimensions, completion certificate, shoreline property limits
R29 Pier and boat facilities; photos 1 48	Long straight pier; terminal platforms; lift pilings and cradles; floating equipment and ladder-like access visible	Water depth, permitted footprint, capacities, ownership limits, utilities and condition
R30 Unphotographed or incompletely shown spaces; photos	Six bedrooms and eight bathrooms are recorded; gallery does not establish a full six-bedroom/seven-full-bath room schedule. Laundry, pantry, elevator interior, mechanical spaces, attic and garage interiors need documentation	Measured plans and full interior survey required

The strongest visual conclusions are the repeated use of layered ceiling designs, extensive millwork, arched openings, dark and pale contrasting finishes, water-facing glazing and multiple indoor-outdoor gathering areas. The billiards room has a markedly different dark paneled treatment from the pale formal living spaces. The kitchen visibly has two islands. The oven appears in the outdoor kitchen photograph, which is more specific than the marketing narrative's placement near its description of the chef's kitchen. [2, photos 8-19, 40-41]

The most valuable next document is a measured room-by-room finish schedule. It should identify floor material and species, wall paint manufacturer/color/sheen, trim profile, ceiling construction, fixture maker/model, cabinet shop, counter/slab type, hardware, appliance models and dimensions. This cannot be reliably reconstructed from attractive photographs alone. The supplied templates allow these details to be added without replacing the original observation record.

Waterfront, grounds and environmental obligations

The city records three 2018 bulkhead entries measuring 255, 105 and 105 linear feet, a 1,355-square-foot pier, boat-dock entries of 275 and 180 square feet, and one boat lift. A separate feature field counts two floating docks. These are assessment components, not a current marine survey. Adding the bulkhead entries produces 465 linear feet in the assessment record; it does not verify 465 feet of serviceable seawall today. [1]

The 2021 staff account describes shoreline repair involving roughly 175 feet of bank, vegetation-supporting concrete matting, approximately 245 feet of offshore breakwater, and remaining natural shoreline. It reports a previously steep eroded bank and documents improvement work. The photographs show sand, shoreline stonework, offshore segments and mature vegetation. No current structural condition, permitted footprint, remaining service life or repair budget can be established from these images. [10] [2, photos 1, 45-48]

The advertised 1,000-plus feet of private beachfront and seven feet of low-tide water depth should be tested separately. Shoreline length is not necessarily sandy beach length, and a statement about private beachfront does not determine title to tidal lands or exclude lawful public rights. Dock usability depends on current depth, channel route, tide datum, shoaling, vessel draft, lift capacity and access permissions. A title/survey review and marine survey should answer those questions before assigning boating value. [2] [20] [21]

The 2017 approval conditions include extensive buffer restoration, tree protection, maintenance and stormwater obligations. The public text calls for 200 percent restoration associated with 22,412 square feet of impervious area, but prints 44,842 square feet, whereas doubling 22,412 gives 44,824. That discrepancy should be referred to the city rather than resolved by editing a condition. The stated planting schedule includes 28 canopy trees, 28 understory trees, 56 large shrubs and 84 small shrubs. Conditions also address mulch, replacement trees, salt tolerance, pool timing, fill and tennis-court placement. [10] [11]

The same approval requires a $5,136.08 Lynnhaven Oyster Heritage contribution, described through an oyster-shell restoration equivalent. The report records it as a required amount. It does not claim the payment was made because no receipt was obtained. Landscaping requirements are also not estimates of landscaping cost. They create a document and maintenance obligation even where the public record provides no dollar amount. [10]

Parking, access, gate and rotunda cases

The August 2, 2021 approval addressed additional parking and an entry-court expansion, including approximately 2,913 square feet of parking and 5,826 square feet of buffer restoration. Conditions required permeable pavers and base, removal of excavated and berm material from the site, and a revised stormwater plan followed by permitting and installation milestones. The old approval conditions continued to apply. The staff area's table and narrative do not reconcile: 27,460 square feet is printed beside 16.39 percent, while the narrative components total 28,919 square feet, close to 16.39 percent of the stated upland area. These are preserved as discrepancies. [11] [10]

In November 2021, staff investigated material placed at the planned tennis-court location instead of being hauled away. The report characterizes the deviation as high and the environmental impact as low, describing four to six inches of material and no observed sediment migration at that inspection. A 2024 staff report records a December 6, 2021 violation finding, no civil charge, and a requirement for a restoration hearing. The final restoration disposition and closeout were not found. This is a historical compliance issue with an unresolved record gap, not a finding that a violation remains open today. [12] [6]

The gate case concerns the relationship between the entrance and a private lane serving other properties. Staff describes a 40-foot private access road serving 12 lots, Dominion Energy rights associated with both driveways, and a later variable-width private access easement for 1684 Godfrey Lane. The 2025 report identifies that easement as recorded November 13, 2024, instrument 202403047450. The original recorded easement, including its exact geometry and rights, was not obtained. [6] [7]

On March 5, 2025 the BZA approved the gate/column variance by a 4-3 vote with two conditions. The approval required substantial conformance to the referenced WCI exhibit and fence permits. The proposal involved a 16-foot opening, six-foot-high columns with three-foot-square footprints, and a 21.5-foot setback where 50 feet otherwise applied. Public opposition was recorded. It is relevant to access and the approval history; it does not justify assumptions about the current relationship among neighbors. Photo 7 shows entry columns, but does not prove dimensions, gate operation or final inspection. [7] [8] [2]

On April 28, 2025 the CBPA Board approved a 154-square-foot open rotunda within the protected buffer, with nine conditions. Required restoration totaled 616 square feet, with five canopy trees, two understory trees, four large shrubs and six small shrubs, and specified construction and tree-protection controls. Photo 45 shows a separate white domed garden structure. It plausibly corresponds to this approval, but completion, location and planting compliance require the as-built and final file. It should not be merged with the assessor's 2019 50-square-foot gazebo entry. [13] [14] [2]

Project	Status	Details
2008 CBPA variance	Superseded according to later staff	Original February 25, 2008 application not obtained; superseded December 20, 2017 [10]
2017 residence and site development	Approved with 19 conditions	Residence, pool, court, driveway and proposed clay tennis court; buffer restoration, oyster contribution and tree protection [10] [11]
2018 building height	Approved according to later staff	42 feet instead of 35 feet; original order and conforming plans needed [6]
2021 parking and entry court	Approved with 11 conditions	2, 913 sq ft parking; 5, 826 sq ft restoration; permeable system; berm material export; stormwater plan, permit and installation milestones [11]
2021 land-disturbance issue	Historical finding; closeout unresolved	Staff described high deviation and low environmental impact with no observed sediment migration; later report records a violation, no civil charge and a required restoration hearing [12] [6]
2024-BZA-00012 gate	Approved March 5, 2025 with two conditions	WCI exhibit November 13, 2023; fence permits; setback 21.5 feet versus 50 feet; vote 4-3; access easement recorded during deferral [7] [8]
2025-CBPA-00010 rotunda	Approved April 28, 2025 with nine conditions	154 sq ft structure; 616 sq ft buffer planting; five canopy trees, two understory trees, four large and six small shrubs; tree replacement and construction limits [13] [14]

The money record

There is no supportable single number for lifetime spending. The ledger distinguishes recorded consideration, advertised asking prices, reported construction cost, required contributions, assessments, displayed tax amounts and calculations. A property can have a $14.99 million asking price, a $4.8882 million assessment and a historically reported $3.2 million construction cost without those values measuring the same thing.

None is a substitute for an appraisal, replacement-cost estimate or audited cost basis. [1] [2] [15]

The $1.65 million recorded purchase and $3.2 million published construction figure would arithmetically add to $4.85 million, but that sum is deliberately not presented as total invested. The construction article does not establish whether its cost includes land, shoreline work, site preparation, furnishings, design, permits, financing or owner-supplied labor. Adding it could double count or omit major items. Public records also do not reveal the amount paid for later parking, stormwater correction, the gate or rotunda. [1] [15]

Date / type	Amount	Meaning and verification
1991-01-03 / Recorded consideration	$0.00	General warranty entry; book2960 page738. Zero-coded record, not proof of free acquisition [1]
2007-09-24 / Recorded consideration	$0.00	Gift instrument20070924001296660. Nonmarket transfer; cash economics unknown [1]
2007-09-24 / Recorded consideration	$0.00	Gift instrument20070924001296670. Nonmarket transfer; cash economics unknown [1]
2013-11-07 / Recorded consideration	$0.00	Gift instrument20131107001318400. Nonmarket transfer; cash economics unknown [1]
2013-11-07 / Recorded consideration	$0.00	Gift instrument20131107001318410. Nonmarket transfer; cash economics unknown [1]
2015-05-15 / Asking price	$2,200,000.00	MLS1522658. Not a sale or expenditure [3]
2015-07-15 / Asking price	$4,300,000.00	MLS1533736 overlapping offering, scope unknown. Not a sale or expenditure [3]
2017-07-17 / Asking price	$1,950,000.00	MLS10139886. Not a sale or expenditure [3]
2017-12-20 / Required contribution	$5,136.08	Lynnhaven Oyster Heritage contribution in approval conditions. Receipt not obtained [10]
2018-01-23 / Recorded sale price	$1,650,000.00	Instrument20180123000060400. Recorded consideration; settlement statement absent [1]
2020-02-05 publication / Reported construction cost	$3,200,000.00	ICF Builder Godfrey project cost; exact inclusions unknown. Not audited or receipt-supported [15]
2021-12-06 / Reported civil charge	$0.00	Later staff report says no civil charge associated with violation finding. Not proof of zero corrective-work cost [6]
2024-11-20 / Asking price	$16,500,000.00	MLS10559789. Not a sale or expenditure [3]
2025-09-16 / Asking price	$17,000,000.00	MLS10602281. Not a sale or expenditure [3]
2025-11-15 / Asking price	$14,990,000.00	MLS10610285. Not a sale or expenditure [3]

Date / type	Amount	Meaning and verification
2026-03-13 / Asking price	$14,990,000.00	MLS10625040. Active in inspected September snapshot [2] [3]
FY2026-27 / Calculated base annual tax	$47,415.54	4888200 x 0.97 / 100. Calculation, not issued bill or proof of payment [1] [26]
All years / Unreconstructed actual spending	Unknown	Invoices, financing, taxes paid, maintenance, utilities and furnishings. Unknown, not zero [1] [24] [27]

At the current $14.99 million asking price, the arithmetic price per square foot is about $1,385.53 using the listing's 10,819 square feet, and $1,533.97 using the assessor's 9,772. The difference demonstrates why a reconciled area is necessary. These are calculations, not market-value conclusions. The reduction from the September 2025 $17 million asking price is $2.01 million, about 11.8 percent. No later closed sale was found in the inspected official and listing records. [2] [3] [1]

Assessments and taxes

The following table transcribes the city's fiscal-year land-book history. It preserves the displayed annual tax figures, including small differences from a simple rate multiplication. It does not assert that these amounts were billed without adjustment or paid. The current fiscal 2026-27 assessment is $4,888,200: $2,070,000 land plus $2,818,200 improvements. At the published general rate of $0.97 per $100, the calculated base annual tax is $47,415.54 before any applicable adjustments, special charges or fees. The actual Treasurer bill must be obtained. [1] [26] [27]

Fiscal year	Land	Improvements	Total	Rate/$100	Displayed annual tax
2008	$1,325,000.00	$87,934.00	$1,412,934.00	0.89	$12,575.12
2009	$1,325,000.00	$0.00	$1,325,000.00	0.89	$11,792.50
2010	$1,325,000.00	$0.00	$1,325,000.00	0.89	$11,792.50
2011	$1,166,000.00	$0.00	$1,166,000.00	0.89	$10,377.40
2012	$865,000.00	$0.00	$865,000.00	0.89	$7,698.50
2013	$865,000.00	$0.00	$865,000.00	0.95	$8,217.50
2014	$865,000.00	$0.00	$865,000.00	0.93	$8,044.50
2015	$910,500.00	$0.00	$910,500.00	0.93	$8,467.66
2016	$910,500.00	$0.00	$910,500.00	0.99	$9,013.96
2017	$910,500.00	$0.00	$910,500.00	0.99	$9,013.96
2018	$919,600.00	$0.00	$919,600.00	1.0025	$9,219.00
2019	$919,600.00	$0.00	$919,600.00	1.0025	$9,219.00

Fiscal year	Land	Improvements	Total	Rate/$100	Displayed annual tax
2020	$1,500,000.00	$2,163,100.00	$3,663,100.00	1.0175	$37,272.04
2021	$1,500,000.00	$2,462,800.00	$3,962,800.00	1.0175	$40,321.50
2022	$1,550,000.00	$2,415,700.00	$3,965,700.00	0.99	$39,260.44
2023	$1,565,000.00	$2,414,100.00	$3,979,100.00	0.99	$39,393.10
2024	$1,590,000.00	$2,452,700.00	$4,042,700.00	0.99	$40,022.74
2025	$1,600,000.00	$2,549,400.00	$4,149,400.00	0.97	$40,249.18
2026	$2,070,000.00	$2,476,100.00	$4,546,100.00	0.97	$44,097.18
2027	$2,070,000.00	$2,818,200.00	$4,888,200.00	0.97	Unknown

The latest total is $342,100 above fiscal 2026, approximately 7.5 percent. Land is unchanged in that comparison and improvements account for the increase. Zillow's calendar-labeled tax history includes different amounts and some older assessments, including a 2019 value that does not match the city's fiscal-year table. These series remain separate. The database stores the official series as the baseline and the portal figures in their own table. [1] [4]

The supplemental Zillow observations below extend the displayed assessment trail back to 2001. A missing tax amount is unknown. Portal years have not been converted into fiscal years, and the displayed taxes are not treated as payments. [4]

Portal year	Portal assessment	Portal tax amount
2025	$4,546,100.00	$44,097.00
2024	$4,149,400.00	$41,079.00
2023	$4,042,700.00	$40,023.00
2022	$3,979,100.00	$39,393.00
2021	$3,965,700.00	$39,260.00
2020	$3,962,800.00	$43,888.00
2019	$1,030,400.00	$10,330.00
2018	$919,600.00	$9,219.00
2017	$919,600.00	$9,219.00
2016	$910,500.00	$9,014.00
2015	$910,500.00	$9,014.00
2014	$910,500.00	$9,014.00

Portal year	Portal assessment	Portal tax amount
2013	$865,000.00	Unknown
2012	$865,000.00	Unknown
2011	$865,000.00	Unknown
2010	$1,166,000.00	Unknown
2007	$1,412,934.00	Unknown
2006	$1,322,154.00	Unknown
2005	$1,160,842.00	Unknown
2004	$860,842.00	Unknown
2003	$710,842.00	Unknown
2002	$660,842.00	Unknown
2001	$650,842.00	Unknown

The following automated valuation snapshots were also displayed during research. They can change without a sale or a physical change. They are neither independent appraisals nor actual offers. [3] [4]

Estimate	Snapshot amount	Published range
Zestimate [4]	$13,329,700.00	$12,660,000.00 to $14,000,000.00
Redfin estimate [3]	$12,396,612.00	Unknown to Unknown

To reconstruct every dollar, begin with the closing statement and builder's cost ledger, then attach invoices, change orders, lien waivers and bank/payment evidence. Reconcile invoice amount, credits, retainage and payment date separately. Add subsequent capital projects, annual property taxes, insurance, utilities, landscaping, pool, dock, elevator, HVAC and security expenses. Do not treat a loan draw as both income and a second construction expense, or an estimate as a paid invoice. The finance folders and blank transaction template support this process.

Marketing, social media and news

The recovered marketing chronology runs from the preconstruction listings through the present estate offering. The principal modern MLS identifiers are 10559789, 10602281, 10610285 and 10625040. This continuity is useful when requesting prior brochures, photo sets and disclosures. The older syndicated records contain richer claims about hydronic systems, a gas-heated saltwater pool, heated covered outdoor space, the wine cellar, a limestone fireplace, coffered billiards ceiling and garage finish. Those claims are retained as leads for physical verification. [3] [19] [20] [21]

The listing's 48-image gallery is archived and individually indexed. Older pages advertise larger galleries, but those other galleries were not all recovered. No complete video transcript or authenticated social-media archive was obtained. Exact-address searches on social/news sources did not produce a comprehensive

activity history. Search indexes omit private posts, deleted material, stories, unindexed videos and some blocked pages. Lack of a search result is not evidence that an event never occurred.

A Reddit discussion includes a comment linking this house, but the thread's $5.3 million headline concerns another Virginia Beach property. That price is excluded from this home's financial history. The comments contain subjective reactions and unverified personal claims; they are not used to establish condition, construction cost, ownership conduct or events at the house. The useful independent construction coverage is the award and supplier material, while most other address-specific pages found were marketing distribution. [23] [15] [16]

Regional reporting is more relevant to the future of the location than to the house's past. The Lynnhaven surge-barrier debate is particularly consequential for a Broad Bay property because it concerns flood management, tidal exchange, navigation and ecology. It is discussed below with its proposal status intact. [32]

Living in this location

The property's immediate setting combines water frontage, a long landscaped approach, mature trees and a shared private-road context. The photographs and planning records support a sense of separation from public commercial streets, but views across the water include other homes and docks. Privacy should therefore be evaluated from the water and neighboring shorelines as well as from the front driveway. [2] [7]

Daily services cluster along North Great Neck Road, Shore Drive and the First Colonial corridor. Great Neck's schools, park, recreation center and library provide a practical local network. Shore Drive offers waterfront dining and access toward Lynnhaven Inlet. The First Colonial corridor supplies hospital and medical services. These are verified examples of the surrounding service network, not every business in a specified radius. No unverified door-to-door driving times are assigned.

For route planning, measure the actual drive from the property entrance, including the private lane. Straight-line proximity across a cove can substantially understate road travel. Inspect the entrance, lane width, delivery turning space and guest parking in person. Test typical school/work and weekend travel conditions, especially while Shore Drive construction continues. The property's boat access is a separate route network and needs its own depth, bridge, channel and weather review. [7] [29]

The area's clear benefits are the water-oriented setting, access to established recreation and education facilities, nearby food and medical services, and the potential for boating from the property. The costs of that setting include marine maintenance, landscape/buffer stewardship, salt and weather exposure, specialized systems and shared-access obligations. Their financial magnitude cannot be quantified without owner operating records and contractor inspections.

Schools, parks, businesses and services

The assessor lists John B. Dey Elementary, Great Neck Middle and Frank W. Cox High for the address. A website's nearby-school widget is not the same as an assigned attendance boundary. Enrollment, program eligibility, transportation and future boundaries should be confirmed directly with the school division for the intended school year. No school quality conclusion is inferred from the price of the home or the neighborhood. [1]

Place / category	Location	Practical relevance
John B. Dey Elementary / School	1900 North Great Neck Road	Assessor-assigned school; confirm enrollment boundary [1]
Great Neck Middle / School	1848 North Great Neck Road	Assessor-assigned school; confirm enrollment boundary [1]
Frank W. Cox High / School	2425 Shorehaven Drive	Assessor-assigned school; confirm enrollment boundary [1]
Great Neck Recreation Center / Recreation	2521 Shorehaven Drive	83, 931-square-foot center with indoor pool, gym, fitness and racquetball facilities; membership rules apply [39]
Great Neck Park / Park	2513 Shorehaven Drive	70 acres, wooded trails and bay overlook; established 1990 [40]
First Landing State Park / State park	2500 Shore Drive	2, 888 acres, 20 miles of trails and 1.5 miles of Chesapeake beach; public access through park entrances [41]
Great Neck Area Library / Library	1251 Bayne Drive	Public library and meeting rooms [42]
Harris Teeter Great Neck Square / Grocery/pharmacy	2110 Great Neck Square	Grocery, pharmacy, pickup and Starbucks shown by the store page [43]
Hot Tuna / Restaurant	2817 Shore Drive	Seafood restaurant and bar in the Shore Drive corridor [44]
Bay Local Shore / Restaurant	2917 Shore Drive	Breakfast, lunch and weekend brunch; business site says no reservations [45] [46]
Chick's Oyster Bar / Restaurant	2143 Vista Circle	Waterfront dining near Lynnhaven Inlet [47]
Shorebreak Pizza and Taphouse / Restaurant	2941 Shore Drive	Pizza, sports bar and casual dining [48]
Dockside / Restaurant	3311 Shore Drive	Seafood restaurant; ordering page verifies location [49]
Broad Bay Country Club / Golf	2120 Lords Landing	Golf club; membership does not convey automatically with the house [50]
Sentara Virginia Beach General / Hospital	1060 First Colonial Road	Hospital operator describes 273 beds, Level III trauma and stroke services [51] [52]
Broad Bay / Lynnhaven system / Watershed	Propertywaterfront	Boating, recreation and habitat; tidal water quality, erosion and permit considerations [10] [34]
Virginia Beach city / City statistics	Whole independent city	2025 population 453, 737; 2020 Census 459, 470; 2020-2024 median household income $92, 968 in 2024 dollars; mean commute 23.4 minutes [37]

Place / category	Location	Practical relevance
2025 Part I crime briefing / City public safety	Whole city	7, 154 offenses: 419 violent and 6, 735 property; not a Godfrey Lane safety rate or incident history [38]

First Landing is a substantial regional recreation asset, with approximately 2,888 acres, 20 miles of trails and 1.5 miles of Chesapeake Bay beach. Its official page also cautions about busy-day capacity and nearby military activity, and describes cabin renovations extending into May 2027. These affect use of the park, not ownership rights at this property. The home's location does not confer a private route into the park or a country-club membership. [41] [50]

The citywide Census context is a July 2025 population estimate of 453,737 versus 459,470 counted in 2020. The 2020-2024 median household income is $92,968 in 2024 dollars, and the mean commute is 23.4 minutes. These describe Virginia Beach as a whole. They are not Great Neck-specific purchasing power, the home's market segment or a prediction of travel time from its driveway. [37]

City plans and changes to watch

Virginia Beach adopted imagineVB 2040 in April 2026. The city describes it as aspirational direction for future policies and investment, not a regulatory document. It emphasizes environmental/open-space connections, resilience, walking and cycling networks, and concentrating additional urban activity in designated centers and corridors. No parcel-specific rezoning or new development entitlement for 1680 Godfrey is established by that adoption. [28]

The clearest active nearby transportation work is Shore Drive Phase III between Vista Circle and North Great Neck Road. The official status page describes utility and drainage work, eight-foot sidewalks and bicycle facilities, with a planned completion date of May 24, 2029. Its September 2026 notices describe night milling and pedestrian detours, with further water/sewer coordination planned. The likely practical benefit is improved corridor infrastructure; the immediate issue is changing access and construction disruption along trips using Shore Drive. Neither a property-value uplift nor a guaranteed completion date is assumed. [29]

The USACE Coastal Storm Risk Management study began in July 2022. Its inspected schedule lists a tentatively selected plan in November 2026, a draft integrated report and environmental assessment in December 2026, command validation in May 2027 and a Chief's Report in May 2028. Those are study milestones. They are not dates by which a barrier will protect this property. [30]

WHRO reported in July 2026 that the proposed Lynnhaven Inlet barrier had not yet been designed or funded. Environmental groups raised concerns about how often tide gates would close, water flushing, bacteria, sediment and the balance with natural protection. The report also notes that surge barriers do not solve heavy-rainfall flooding behind the gates. For this house, the material questions are future water levels, boat passage, ecological effects and whether any approved project actually covers its risk. Those effects remain unresolved. [32]

Other regional projects belong in the database with their geographic scale clearly marked. Rudee Park was in full design according to its designer in February 2026. The city's wider project directory includes the flood-protection program and Virginia Beach Trail. These may improve regional recreation and connectivity, but they are not works on Godfrey Lane. The Great Neck water-tank page had an indexed planned February 2026 finish, while direct access failed; completion is therefore unverified, and the home's advertised well

arrangement means its direct utility benefit should not be assumed. [54] [53] [55]

Project	Status	Details
Imagine VB 2040	Policy adopted April 2026	Resilience, open space, active travel and concentrated urban centers; not a parcel permit or rezoning [28]
Shore Drive Phase III	Under construction	Vista Circle to North Great Neck Road; sidewalks, bicycle facilities, drainage and utilities; planned finish May 24, 2029 [29]
Lynnhaven storm-surge barrier	Feasibility study and proposal	USACE tentative plan November 2026, draft report December 2026 and Chief's Report May 2028; construction not funded according to July 2026 reporting [30] [31] [32]
Rudee Park	Full design according to February 2026 designer update	Regional waterfront recreation project; direct property value effect unquantified [54]
Great Neck water tank	Completion unverified	Indexed planned finish February 2026; direct page failed; the home's advertised well arrangement limits assumptions about direct benefit [55]

Flood, weather, water quality and public safety

The parcel's reported VE, AE and X zones are the first environmental priority. The 2021 staff report identifies an AE base flood elevation of seven feet and a VE elevation of nine feet on portions of the site. Those values need the current effective FIRM panel, datum and building/equipment elevations before they can be used for decisions. A building might sit differently from its shoreline, pier, pool, road or low-lying landscaping. The evidence does not establish that the entire property is outside flood hazard simply because a platform shows a low building-oriented risk score. [10] [7] [3]

Obtain the current elevation certificate, flood-zone determination, insurance loss history and actual quotes for the structure, contents and relevant waterfront improvements. Review wind and named-storm deductibles, exclusions, replacement valuation and availability of excess flood coverage with the insurer. No premium estimate is provided because the public listing calculators are not a quote for this house. Review stormwater function and maintenance separately from coastal surge exposure.

NWS documents an EF3 tornado in the Great Neck area on April 30, 2023. It is evidence of a significant regional wind event, not evidence that this property was damaged. No property-specific damage report, claim history or repair file was obtained. Impact-resistant windows and concrete construction claims do not establish immunity from wind, water intrusion or falling trees. A current inspection should review roof attachments, openings, drainage and the condition of large trees. [33] [16]

Broad Bay is part of the Lynnhaven water system. The city's bacteria action plan and VDH shellfish notices demonstrate why water quality must be checked by location and date. A broad statement about watershed improvement does not authorize shellfish harvest at this dock or establish bathing water quality on a given day. Tidal-water monitoring also does not establish the quality of the home's well water. Those are distinct tests and jurisdictions. [34] [35]

The state uses evacuation zones A through D based on address and storm conditions. A FEMA insurance zone is not an evacuation designation. The address-specific evacuation result was not saved during this research, so the database flags it as a required lookup, along with the private lane and onward route. A generator does not make sheltering appropriate when authorities issue an evacuation order. [36]

The city's February 2026 briefing reports 7,154 Part I offenses during 2025, including 419 violent and 6,735 property offenses. That is useful citywide context, but it cannot establish the incident history or safety of this address. The report does not rate the neighborhood through demographic proxies or describe it as crime-free. A complete address-specific fire, police and environmental incident history requires the relevant agency records. [38]

Ownership and maintenance priorities

The home should be managed as a set of systems with evidence attached to each one. First establish the approved and as-built configuration. Then inspect condition, record equipment details, and attach the recurring service requirements. The most specialized components are the marine works, concrete/envelope assemblies, extensive doors and windows, elevator, generator, zoned HVAC/radiant systems, water supply/treatment, pool and stormwater controls. The exact service intervals should come from the installed models and the responsible professionals, not generic assumptions about luxury homes.

Asset	Public evidence	Required owner record
A001 Concrete wall assembly	ICF / poured concrete; Amvic system reported [1] [15]	Stamped structural plans, reinforcement, waterproofing, special inspections
A002 Exterior finishes	Assessor Dryvit EIFS; listing fiber cement [1] [2]	Identify finish on each elevation, moisture review and maintenance specification
A003 Roof	Listing slate; photo profile appears tile-like [2]	Material label, underlayment, attachment, warranty and inspection
A004 Windows and patio doors	Viwinco OceanView project attribution; impact resistance advertised [16]	Labels, glazing ratings, corrosion, seal and flashing inspections
A005 Heating and cooling	Gas forced air in assessor; zoned heat pumps/radiant floors in MLS [1] [2]	Equipment schedule, capacities, zones, service records and utility consumption
A006 Generator	One in assessor; backup and hookup in MLS [1] [2]	Make/model, fuel, load list, transfer switch and service test
A007 Elevator	One residential elevator in assessor [1]	Installer, stops, capacity, service contract, inspection and emergency procedure
A008 Well and water treatment	Well, softener and irrigation advertised [2]	Potable/irrigation separation, permits, laboratory tests, pump and treatment specs
A009 Sewer connection	City/county sewer advertised [2]	Connection documents, cleanout location and lateral inspection
A010 Domestic hot water	Gas water heater advertised [2]	Tank/tankless type, capacity, serial, install date, recirculation
A011 Gas fireplaces	Three in assessor [1] [2]	Fuel and venting for each; reconcile wood-burning MLS tag

Asset	Public evidence	Required owner record
A012 Kitchen appliances	Gas range, dishwasher, disposal, microwave, refrigerator, washer, dryer advertised [2]	Individual appliance schedule and conveyance list
A013 Outdoor pizza oven	Marra Forni advertised; oven visible photo 40 [2]	Model, serial, fuel, vent and clearance documentation
A014 Pool and equipment	2019; assessor size0 placeholder; saltwater/gas heat advertised [1] [20]	Build permit, gallons, pump/filter/heater/salt-cell records and safety review
A015 Gazebo / pool pavilion	Assessor2019 gazebo50 sq ft [1]	Footprint and valuation coding; do not merge with garden rotunda
A016 Garden rotunda	Approved154 sq ft April2025; white structure visible photo 45 [13] [14] [2]	As-built location and dimensions; final permit and restoration closeout
A017 Bulkhead segments	2018: 255,105,105 linear ft in assessor [1]	465 ft combined record; actual structure type, permits, survey and condition
A018 Pier	2018: 1355 sq ft in assessor [1]	Marine authorizations, piles, decking, utilities, inspection
A019 Boat docks	2018: 275 sq ft and180 sq ft [1]	Reconcile fixed and floating components by survey
A020 Boat lift	2018: 1 item in assessor [1]	Capacity, cradle geometry, electrical safety, maintenance
A021 Floating docks	Feature count2 in assessor [1]	Asset numbers, anchoring and permit footprints
A022 Attached garage	CodesG01:249SF;G02:130SF;G03 raw54; listing3+car [1] [2]	Sketch units and floor area; door motors and vehicle fit
A023 Porches and balcony	Open-frame raw sizes54,127,90,90,342,426,426,420; balcony420 [1]	Units and overlaps not resolved; no area total inferred
A024 Flagstone patio	Assessor raw size1316 [1]	Area units, substrate and drainage inspection
A025 Stormwater controls	Permeable pavers, grass channels and bioretention in2021 reports [10] [11]	Approved plan, as-builts, maintenance responsibility, cleaning log
A026 Shoreline stabilization	2021 describes175ft regradedbank,245ft breakwater,Flexamat [10]	Current marine engineer survey, authorizations and storm repairs
A027 Irrigation and landscape	Sprinklers/control/well; legally conditioned buffer planting [2] [10] [14]	Species plan, controller, zones, tree and buffer compliance inventory
A028 Security and low voltage	Security system,cable,satellite listed; media equipment visible [2]	Ownership, service transfer and wiring diagram; store credentials elsewhere
A029 Entrance gate / columns	2025variance; columns visiblephoto 7 [8] [2]	Permit final, access rights, emergency access and automation records

An initial ownership walkthrough should identify all shutoffs, safe service access, labels, warranties and emergency contacts without placing passwords, alarm codes or access credentials in the shared

public-research folder. The database includes locations for documents and asset references, but it does not invent system passwords, wiring topology or security coverage. Sensitive owner files should use access controls appropriate to the existing Google Drive environment. This task has not changed sharing permissions or configured encryption.

Create a baseline photo survey with dates and room/asset IDs, record defects separately from marketing observations, and attach the contractor's diagnosis and paid invoice when work is completed. For shoreline, buffer and stormwater work, attach the governing approval and maintenance condition to the same project record. This prevents routine landscaping or repairs from losing the history of a legally conditioned feature.

Unresolved conflicts and required documents

The following conflicts are preserved in the database because they affect the interpretation of the home. The report does not average incompatible acreage, floor-area or cost figures. Resolving them requires the specific documents listed, rather than another syndicated listing.

Conflict	Competing evidence	How to resolve
C01 Land acreage	Legal description 3.72 acres and MLS 5.12 acres; Assessor 227, 139.58 sq ft, approximately 5.2144 acres; 2021 upland 4.05 acres [1] [2] [10]	Commission a current boundary, topographic and wetland survey; different definitions may explain part
C02 Living area	Assessor 9, 772 finished sq ft; floors 1 and 2 total 8, 220; MLS 10, 819; award 13, 700; manufacturer 13, 000 [1] [2] [15] [16] [18]	Obtain a measured floor plan separating living, unfinished, garage and terrace area
C03 Cladding	Assessor Dryvit/EIFS and poured concrete; MLS fiber cement [1] [2]	Inspect each facade and original specifications; both may occur
C04 Roof	MLS slate; Photos show a profiled roof appearance [2]	Obtain roof specifications; appearance alone cannot identify the material
C05 HVAC and fireplaces	Gas forced air, central air and three gas fireplaces; Heat pump, radiant floors, zoning and a wood-fireplace tag [1] [2]	Inventory equipment and fuels; overlapping systems are possible
C06 Purchase date	City record January 23, 2018; Compass January 18, 2018 [1] [18]	Use the city date for the recorded event; obtain deed and settlement statement for closing date
C07 Plat date	2021 staff report February 13, 1959; 2025 staff report February 17; scanned stamp appears 17 th [5] [10] [13]	Obtain a certified readable copy; retain the visual interpretation as qualified
C08 2021 impervious area	Table 27, 460 sq ft with 16.39 percent; Narrative 19, 510 + 2, 913 + 6, 496 = 28, 919 sq ft, approximately 16.39 percent of 176, 397 [10]	Preserve raw values; approved stamped plan and as-built are needed
C09 Buffer arithmetic	22, 412 sq ft multiplied by 200 percent; Printed condition 44, 842 sq ft; arithmetic result 44, 824 [10]	Request agency clarification; do not self-correct a legal condition
C10 Construction duration	Award article total construction: four weeks; ICF installation: 90 days [15]	Internally inconsistent; no reliable duration inferred
C11 Architect credit	Award credits Weber Design Group; JMDG award page lists Godfrey Residence [15] [17]	Obtain stamped plans and contracts to identify design and successor roles

Conflict	Competing evidence	How to resolve
C12 Flood risk	Redfin/First Street building-water score 1/10; Official parcel includes VE, AE and X [3] [7] [10]	Different spatial scope and methods; obtain current FIRM, elevation certificate and insurance quote
C13 Tax series	Official fiscal-year annual table; Zillow calendar-labeled tax amounts differ [1] [4] [27]	Keep separate raw series; the Treasurer's actual bill controls the amount due
C14 Rotunda identity	Assessor 2019 gazebo: 50 sq ft; 2025 approved garden rotunda: 154 sq ft; white dome in photo 45 [1] [13] [14] [2]	Maintain separate assets; match the newer structure to approved plans before declaring final compliance
C15 Previous variance inventory	2024 staff report records a June 12, 2018 height variance; 2025 gate staff report says no previous variances found [6] [7]	Retrieve the original 2018 decision; the later staff summary is not a complete permit history

The next acquisition list is prioritized by its effect on title, permitted use, physical condition and money. No request has been sent. Draft request language is included in the templates folder so the owner or an authorized representative can pursue the underlying files.

Priority / missing record	Purpose / custodian	Status
G01 High: Current title commitment and full deeds/easements	Determine boundaries, riparian rights, access, liens, restrictions and exceptions. Custodian: Title company / Circuit Court Clerk	Not obtained
G02 High: Current signed boundary, topographic and wetland survey	Resolve the 3.72, 5.12 and 5.21-acre measurements and shoreline ownership. Custodian: Licensed surveyor / owner	Not obtained
G03 High: Original building permit, revisions, trade permits, CO and final inspections	Establish approved and completed construction and permit fees. Custodian: City Planning / owner / builder	Accela permit module requires login
G04 High: Complete 2017, 2021 and 2025 CBPA files and restoration closeout	Confirm continuing buffer and stormwater duties and the status of the historical violation. Custodian: Environmental Planning	Public hearing documents archived; closeout absent
G05 High: Gate and rotunda final permits and as-builts	Approval and visual presence do not establish final compliance. Custodian: City Planning / owner	Not obtained
G06 High: VMRC, Wetlands Board and USACE waterfront authorizations	Verify docks, lifts, bulkheads, breakwaters, riparian limits and transfer conditions. Custodian: VMRC / city / USACE / owner	Not obtained
G07 High: Current elevation certificate, FIRM determination and insurance quotes	Resolve the actual building flood zone, insurability and cost. Custodian: Surveyor / insurer / city	Not obtained
G08 High: Full construction ledger, invoices, change orders, payment proof and lien releases	Reconstruct actual dollars and the scope of each cost. Custodian: Owner / builder / accountant	Private records required

Priority / missing record	Purpose / custodian	Status
G09 High: Settlement statement and financing documents	Separate land price, closing fees, debt draws and actual cash spent. Custodian: Owner / closing agent	Private records required
G10 High: Independent building, roof, EIFS, marine and mechanical inspections	Assess condition and service life beyond marketing photographs. Custodian: Buyer/owner retained specialists	Not performed
G11 High: Well permit, laboratory tests, pump and treatment schedule	Confirm the potable water arrangement and treatment needs. Custodian: Owner / VDH / well contractor	Not obtained
G12 Medium: Measured architectural plans and room finish schedule	Identify all six bedrooms, seven full baths, half bath, room dimensions and materials. Custodian: Architect / owner	Not obtained
G13 Medium: Asset labels, manuals, warranties and service contracts	Populate serial numbers, installation dates and replacement plans. Custodian: Owner / vendors	Not obtained
G14 Medium: Actual annual tax bills and payment history	Reconcile assessments with taxes due and paid. Custodian: Treasurer / owner	Not obtained
G15 Medium: Utility and maintenance bills and insurance claims	Establish annual operating cost and loss history. Custodian: Owner / utilities / insurers	Private records required
G16 Medium: Private lane maintenance agreement and expense history	Understand shared access costs and responsibilities. Custodian: Title company / owners	Not obtained
G17 Medium: Current bathymetry and lift inspection	Verify low-tide depth and vessel compatibility. Custodian: Marine surveyor	Not obtained
G18 Medium: Address-specific evacuation zone and route review	Check the property and access road independently of the FIRM. Custodian: VDEM / emergency management	Lookup route identified, determination not saved
G19 Medium: Address-level internet availability and speed survey	Check installation route, cost, reliability and cellphone coverage. Custodian: Providers / FCC / owner	Not established
G20 Medium: Property-specific police, fire and environmental incident records	News search does not provide a complete incident history. Custodian: Relevant public agencies / owner	Not obtained
G21 Medium: Historic aerial series and the pre-1991 deed chain	Trace former structures, shoreline change and earlier ownership. Custodian: City GIS / library / Circuit Court	Historicplat obtained; series incomplete
G22 Medium: Contents and fixtures conveyance schedule	Determine which art, furniture, wine, gym, theater and boat equipment is included. Custodian: Seller / listing broker	Not obtained

Database and folder system

The delivered folder system is populated with the report, structured data, official records, photograph archive and templates. It is designed to keep one authoritative original of a document while allowing the database to link it to several rooms, assets, projects and financial entries. Stable IDs handle relationships; copying a permit into five separate folders would create competing versions.

Folder	Purpose
00_Start_Here	Reading guide, update rules, acquisition priorities and database instructions.
01_Property_Profile	Identity, chronology, measured area, master facts and historical research.
02_Title_Survey_Easements	Deeds, title commitments, surveys, plats, private access and utility rights.
03_Permits_Zoning_Compliance	Applications, approved plans, decisions, conditions, inspections and closeout.
04_Design_Construction	Architectural/engineering plans, specifications, contracts, change orders and completion records.
05_Rooms_Finishes	Room inventory, measured drawings, dated photos and finishes specifications.
06_Systems_Equipment	One folder per system and one asset ID per installed unit; manuals and warranties.
07_Site_Waterfront_Landscape	Marine permits, surveys, shoreline structures, pool, landscape and stormwater.
08_Finance_Tax_Insurance	Separate actual transactions, invoices, payment evidence, taxes, insurance and estimates.
09_Operations_Maintenance	Inspection reports, defects, work orders, recurring service and operating costs.
10_Area_Planning_Risks	Area services, schools, hazard information, infrastructure and city project updates.
11_Listings_Media	Listing history, brochures, public photo archive and contents/conveyance records.
12_Reports	Dated PDF and editable report, previous versions retained when revised.
90_Inbox	New unclassified documents. Do not treat unreviewed contents as established facts.
91_Database	SQLite, JSON and CSV records, source registry, document hashes and rebuild instructions.
92_Templates	Blank intake, transaction, asset, room, maintenance and records-request templates.
98_Working	Build scripts and temporary research/quality checks. Not the authoritative document store.
99_Archive	Unmodified source records; retain original bytes and provenance.

Open START_HERE.html at the root of Property_Brain to search the assembled records without installing software. It contains the curated records and searchable extracted text from the downloaded public PDFs. Search results identify their category and evidence source, with links to local documents or original webpages. Scanned image-only text, including parts of the historic plat and plan sheets, is not fully searchable; the original image remains available for inspection. The SQLite database additionally provides full-text search, and each table has a CSV export plus a combined JSON export for future tools.

The database is a dated snapshot, not a live feed. No monitor, cloud publication, automated record request or external sharing was created. New documents go first into 90_Inbox, receive a document ID and metadata,

and then move into the appropriate subject folder. Add facts with their source, date, evidence status and relevant asset/project ID. Preserve the previous record and mark it superseded when a new source resolves a conflict. Never overwrite a source observation merely because a later listing says something different.

Use names such as 2025-04-28__1680-Godfrey__CBPA-00010__Decision__v01.pdf. Keep original filenames in the document registry. Store an invoice and proof of payment as separate linked documents; link both to a transaction ID. Maintain one asset ID per installed unit, one project ID per scope of work and one room ID per measured space once the plans are available. Research room labels can then be mapped to the final measured room IDs without erasing their photo references.

Back up the database together with its linked documents, templates and exports. A synchronized drive is useful for availability but does not by itself prove that a recoverable independent backup exists. The supplied maintenance guide describes a manual update and export workflow and identifies the rebuild script's scope. The system is ready to absorb the private documents that are necessary to turn the public-record baseline into a complete ownership record.

Complete recovered chronology

Date	Event and detail	Evidence
1955-06-10 approximate	Earlier Godfrey survey. Scanned title appears June 10 1955, W. B. Gallup county surveyor; parent land of Allie O. Godfrey, Ferebee and Overstreet coves, road to Great Neck Road	Visual reading of historic scan [5]
1959-02-17 apparent	Historic plat recording. Clerk stamp appears 17th February 1959. Later staff records differ between February 13 and 17; certified copy should settle this	Historic scan with legibility caveat [5] [10] [13]
1991-01-03	General warranty transfer. Mildred Bramble Godfrey grantee; book 2960 page 738; displayed consideration zero; grantor not shown	Official assessor history [1]
2007-09-24	Two gift instruments. 20070924001296660 and 20070924001296670; Mildred G Frazier Trust; first grantor Mildred Bramble Godfrey, second trust to trust	Official assessor history [1]
2008-02-25	Earlier CBPA variance. Later staff report says superseded by December 2017 approval; original application and plans not retrieved	Retrospective official reference [10]
2013-11-07	Two gift instruments. 20131107001318400 and 20131107001318410; trust to trust; displayed consideration zero	Official assessor history [1]
2015-05-15	Historical offering. Listed 2200000, MLS 1522658, removed May 16 2016; offering predates current house	Syndicated history [3]
2015-07-15	Overlapping historical offering. Listed 4300000, MLS 1533736, removed January 15 2016; scope of offering not established	Syndicated history [3]
2017-07-17	Land-era listing. 1950000, MLS 10139886	Syndicated history [3]
2017-11 to 2017-12	Residence site design. Chesapeake Bay Site Solutions exhibit dated November 5, revised November 28, signed December 5 by Gregory Milstead	Plan reference [10]
2017-12-20	CBPA development approval. Residence, entry court, pool, patio, driveway and clay tennis court with 19 conditions	Restated official approval [10] [11]
2018-01-23	Recorded purchase. 1650000 bargain sale, instrument 20180123000060400; Mildred G Frazier Trust to Anthony Disilvestro; marked not multi-parcel	Official assessor history [1]
2018-06-12	Height variance. 42 feet instead of 35 feet; original decision not downloaded	Retrospective official reference [6]

Date	Event and detail	Evidence
2018	Waterfront improvements / utility rights. Assessor dates pier, boat docks, lift and bulkheads to 2018; planning report describes Dominion easements on both driveways	Official records [1] [7]
2019	Current residence completed for assessment. 9772 finished sq ft, pool and gazebo dated 2019; occupancy certificate not obtained	Official assessor record [1]
2020-02-05	Construction award published. Godfrey Virginia Beach wins 2020 Unlimited Residential category	Trade publication [15]
2020-08-07	Window supplier project published. Viwinco describes Mediterranean concrete home and OceanView products	Manufacturer article [16]
2021-05-03	Parking application deferred. Deferred to August 2 2021	Official minutes [9]
2021-08-02	Parking and entry court approval. Case2021-CBPA-00027; 7 yes, 0 no, 1 abstention; 11 conditions plus prior conditions	Official minutes [11]
2021-11-08	Staff site investigation. Berm material spread 4-6 inches over planned tennis area instead of hauled away; disturbance exceeded 2500 sq ft	Official staff finding at that date [12]
2021-12-06	CBPA violation determination. Later 2024 report records violation finding, no civil charge, restoration hearing required; final closeout not located	Retrospective official record [6]
2024-04-03	Entry gate case deferred. 2024-BZA-00012; access/easement issue to resolve	Official subsequent staff record [7]
2024-11-13	Private access easement recorded. Staff identifies instrument 202403047450 for 1684 Godfrey access; original recorded document not obtained	Official staff statement [7]
2024-11-20	Estate listed. 16500000, MLS 10559789	Syndicated history [3] [19]
2025-03-05	Entry columns and gate variance approved. 4-3 vote; two conditions; fence permits and conformance to WCI exhibit	Official minutes [8]
2025-04-28	Garden rotunda variance approved. 2025-CBPA-00010; 154 sq ft open structure, 616 sq ft restoration; unanimous, 9 conditions	Official minutes [14]
2025-09-16	Estate relisted. 17000000, MLS 10602281	Syndicated history [3] [21]
2025-11-15	Estate relisted at lower price. 14990000, MLS 10610285	Syndicated history [3]
2026-03-13 / 14	Current listing cycle. 14990000, MLS 10625040; Redfin March13, Zillow March14	Syndicated date conflict [2] [3] [4]

Date	Event and detail	Evidence
2026-06-12	Current listing last-update date. Gallery shows white garden rotunda and entry columns; imagery acquisition dates not independently established	Marketing snapshot and photo observation [2]
2026-09-13	Research cutoff. Active asking14990000; assessor FY26/27 total4888200; no later closed transfer found in inspected records	Snapshot [1] [2]

Sources

[1] Property assessment record GPIN 24092307030000. Virginia Beach Real Estate Assessor. 2026-09-13. Official dynamic record read in browser; transcription. Accessed 2026-09-13 America/New_York. https://propertysearch.virginiabeach.gov/#/property/24092307030000

[2] 1680 Godfrey Lane MLS 10625040. Kris Weaver / Atlantic Sotheby's / REIN. 2026-06-12. Active listing read; 48 photo files archived. Accessed 2026-09-13 America/New_York. https://www.krisweaver.com/property-search/detail/78/10625040/1680-godfrey-ln-virginia-beach-va-23454/

[3] 1680 Godfrey Lane property and price history. Redfin / REIN. 2026-09-13 snapshot. Syndicated listing and history read. Accessed 2026-09-13 America/New_York. https://www.redfin.com/VA/Virginia-Beach/1680-Godfrey-Ln-23454/home/49504398

[4] 1680 Godfrey Lane. Zillow. 2026-09-13 snapshot. User supplied starting point; listing read. Accessed 2026-09-13 America/New_York. https://www.zillow.com/homedetails/1680-Godfrey-Ln-Virginia-Beach-VA-23454/60737866_zpid/

[5] Map book 46 page 36. Virginia Beach assessor / former Princess Anne County. 1959 recording; earlier survey. Original scanned sheet archived; partial legibility. Accessed 2026-09-13 America/New_York. https://media.vbgov.com/rea/plats/046_0036.pdf

[6] BZA staff report April 2024, property pages 61-71. Virginia Beach Planning. 2024-04-03. Full official PDF archived. Accessed 2026-09-13 America/New_York. https://s3.us-east-1.amazonaws.com/virginia-beach-departments-docs/planning/Boards-Commissions/Board-of-Zoning-Appeals/staff-report/2024/BZA-Staff-Report-April-2024.pdf

[7] BZA staff report March 2025, property section starts page 92. Virginia Beach Planning. 2025-03-05. Full official PDF archived. Accessed 2026-09-13 America/New_York. https://s3.us-east-1.amazonaws.com/virginia-beach-departments-docs/planning/Boards-Commissions/Board-of-Zoning-Appeals/staff-report/2025/BZA-Staff-Report-March-2025.pdf

[8] BZA minutes March 5 2025, pages 5-6. Virginia Beach BZA. 2025-03-05. Full official PDF archived. Accessed 2026-09-13 America/New_York. https://s3.us-east-1.amazonaws.com/virginia-beach-departments-docs/planning/Boards-Commissions/Board-of-Zoning-Appeals/minutes/2025/BZA-Minutes-March-5-2025.pdf

[9] CBPA minutes May 3 2021, page 15. Virginia Beach CBPA Board. 2021-05-03. Full official PDF archived. Accessed 2026-09-13 America/New_York. https://s3.us-east-1.amazonaws.com/virginia-beach-departments-docs/planning/Boards-Commissions/Chesapeake-Bay-Area-Preservation-Board/current-minutes/2021/CBPA-minutes05032021.pdf

[10] CBPA staff report August 2 2021, property section starts page 7. Virginia Beach Planning. 2021-08-02. Full official PDF archived. Accessed 2026-09-13 America/New_York. https://s3.us-east-1.amazonaws.com/virginia-beach-departments-docs/planning/Boards-Commissions/Chesapeake-Bay-Area-Preservation-Board/current-staff-report/2021/CBPA-Staff-Report08022021.pdf

[11] CBPA minutes August 2 2021, pages 2-4. Virginia Beach CBPA Board. 2021-08-02. Full official PDF archived. Accessed 2026-09-13 America/New_York. https://s3.us-east-1.amazonaws.com/virginia-beach-departments-docs/planning/Boards-Commissions/Chesapeake-Bay-Area-Preservation-Board/current-minutes/2021/CBPA-minutes08022021.pdf

[12] CBPA staff report December 6 2021, pages 123-131. Virginia Beach Planning. 2021-12-06. Full official PDF archived. Accessed 2026-09-13 America/New_York. https://s3.us-east-1.amazonaws.com/virginia-beach-departments-docs/planning/Boards-Commissions/Chesapeake-Bay-Area-Preservation-Board/current-staff-report/2021/CBPA-Staff-Report12062021.pdf

[13] CBPA staff report April 2025, pages 33-46. Virginia Beach Planning. 2025-04-28. Full official PDF archived. Accessed 2026-09-13 America/New_York. https://s3.us-east-1.amazonaws.com/virginia-beach-departments-docs/planning/Boards-Commissions/Chesapeake-Bay-Area-Preservation-Board/current-staff-report/2025/CBPA-Staff-Report-April-2025.pdf

[14] CBPA hearing minutes April 2025, pages 10-12. Virginia Beach CBPA Board. 2025-04-28. Full official PDF archived. Accessed 2026-09-13 America/New_York. https://s3.us-east-1.amazonaws.com/virginia-beach-departments-docs/planning/Boards-Commissions/Chesapeake-Bay-Area-Preservation-Board/current-minutes/2025/CBPA-Hearing-Minutes-April-2025.pdf

[15] Godfrey Virginia Beach, 2020 Unlimited Residential winner. ICF Builder. 2020-02-05. Trade award article; project attribution supported but address omitted. Accessed 2026-09-13 America/New_York. https://icfmag.com/2020/02/godfrey-virginia-beach/

[16] Mediterranean Style Concrete Home Virginia Beach. Viwinco. 2020-08-07. Manufacturer project article. Accessed 2026-09-13 America/New_York. https://www.viwinco.com/portfolio-item/mediterranean-style-concrete-home-virginia-beach/

[17] Architecture awards, Godfrey Residence. JMDG Architecture. Undated. Award listing; design roles require reconciliation. Accessed 2026-09-13 America/New_York. https://jmdg-architecture.com/awards/

[18] 1680 Godfrey Lane historical listing. Compass. Historical 2018 transaction. Syndicated historical record; conflicting area/date. Accessed 2026-09-13 America/New_York.
https://www.compass.com/homedetails/1680-Godfrey-Ln-Virginia-Beach-VA-23454/KEB6D_pid/

[19] 1680 Godfrey Lane MLS 10559789. Coldwell Banker / REIN. 2025 snapshot of prior listing. Prior marketing source. Accessed 2026-09-13 America/New_York.
https://www.coldwellbanker.com/va/virginia-beach/1680-godfrey-ln/lid-P00800000Gj0lp7CKOhqjem7B7Ld35xt6Ynxxvk5

[20] 1680 Godfrey Lane prior marketing details. Liz Moore / REIN. Undated historical listing. Prior marketing claims. Accessed 2026-09-13 America/New_York. https://www.lizmoore.com/listing/570853824/1680-Godfrey-Ln-Virginia-Beach-VA-VA-23454

[21] 1680 Godfrey Lane MLS 10602281. Bauer Group / REIN. 2025 listing; off market page. Indexed prior price and narrative; current page changed. Accessed 2026-09-13 America/New_York.
https://www.bauergrouprealty.com/homes/1680-Godfrey-Ln/Virginia-Beach/VA/23454/167992272/

[22] 1680 Godfrey Lane marketing change history. Realty.com. 2025-09-17 change. Syndicated description lineage. Accessed 2026-09-13 America/New_York. https://www.realty.com/home-listings/1051595826/1680-Godfrey-Ln-Virginia-Beach-VA-23454

[23] Discussion with a comment linking 1680 Godfrey. Reddit r/McMansionHell. 2025 discussion. Unverified opinion; thread headline refers to another property. Accessed 2026-09-13 America/New_York.
https://www.reddit.com/r/McMansionHell/comments/1lfr2ym/53m_in_virginia_beach/

[24] Accela address and parcel search. City of Virginia Beach. 2026-09-13. Address and parcel matched; permit module requires login. Accessed 2026-09-13 America/New_York. https://aca-prod.accela.com/cvb/APO/APOLookup.aspx

[25] Real estate records. Virginia Beach Circuit Court Clerk. Current guidance. Official acquisition route; full deeds not obtained. Accessed 2026-09-13 America/New_York. https://courts.virginiabeach.gov/circuit-court-clerks-office/real-estate-records

[26] Real estate tax rates. Virginia Beach Assessor. FY2026-27. Official rate reference. Accessed 2026-09-13 America/New_York. https://assessor.virginiabeach.gov/tax-rates

[27] Real estate tax information. Virginia Beach Treasurer. Current guidance. Actual bill and payment confirmation route. Accessed 2026-09-13 America/New_York. https://treasurer.virginiabeach.gov/taxes-licenses-collections/real-estate

[28] ImagineVB 2040 comprehensive plan. Virginia Beach Planning. Adopted April 2026. Official adoption and policy overview. Accessed 2026-09-13 America/New_York. https://planning.virginiabeach.gov/comp-plan

[29] Shore Drive Phase III. Virginia Beach Public Works. Updated 2026-08-13; September work notices. Official construction status and schedule. Accessed 2026-09-13 America/New_York. https://pw.virginiabeach.gov/roads/transportation-projects/shore-drive-phase-3

[30] Virginia Beach Coastal Storm Risk Management study. US Army Corps of Engineers. Current September 2026 schedule. Official study milestones. Accessed 2026-09-13 America/New_York. https://www.nao.usace.army.mil/VBCSRM/

[31] June 2026 public webinar slides. US Army Corps of Engineers. 2026-06. Official alternatives presentation. Accessed 2026-09-13 America/New_York. https://www.nao.usace.army.mil/Portals/31/docs/VBCSRM/VBCSRM_%20Public_%20Webinar_%20JUNE26.pdf

[32] Environmental groups raise concerns about proposed Lynnhaven River flood barrier. WHRO, Katherine Hafner. 2026-07-30. Regional reporting; proposed barrier not funded construction. Accessed 2026-09-13 America/New_York.
https://www.whro.org/environment/2026-07-30/environmental-groups-raise-concerns-about-proposed-lynnhaven-river-flood-barrier

[33] April 30 2023 EF3 tornado in Virginia Beach. National Weather Service Wakefield. 2023-04-30 event. Official regional storm history; no subject damage established. Accessed 2026-09-13 America/New_York. https://www.weather.gov/akq/april302023_tornado

[34] Local bacteria TMDL action plan. Virginia Beach Public Works. 2025-07. Watershed context, not a property water test. Accessed 2026-09-13 America/New_York. https://s3.us-east-1.amazonaws.com/virginia-beach-departments-docs/pw/Stormwater/StormwaterQuality/2025-Virginia-Beach-Local-Bacteria-TMDL-Action-Plan.pdf

[35] Shellfish growing area notices. Virginia Department of Health. 2025-08-21 indexed update. Check current map and temporary closures before harvest. Accessed 2026-09-13 America/New_York. https://www.vdh.virginia.gov/environmental-health/?p=1482

[36] Know Your Zone. Virginia Department of Emergency Management. Current guidance. Address-specific evacuation zone not resolved in this research. Accessed 2026-09-13 America/New_York. https://www.vaemergency.gov/hurricane-evacuation-zone-lookup/

[37] QuickFacts Virginia Beach city. US Census Bureau. V2025 and ACS 2020-2024. Official citywide data; not neighborhood estimates. Accessed 2026-09-13 America/New_York. https://www.census.gov/quickfacts/fact/table/virginiabeachcityvirginia/PST040223

[38] VBPD 2025 crime data. Virginia Beach Police / city news. 2026-02-03. Citywide crime briefing; not address-specific history. Accessed 2026-09-13 America/New_York. https://virginiabeach.gov/connect/news/vbpd-2025-crime-data-violent-crime-lowest-in-5-years

[39] Great Neck Recreation Center. Virginia Beach Parks. Current page. Official facility information. Accessed 2026-09-13 America/New_York. https://parks.virginiabeach.gov/rec-centers/great-neck

[40] Great Neck Park. Virginia Beach Parks. Current page. Official park information. Accessed 2026-09-13 America/New_York. https://parks.virginiabeach.gov/outdoors/city-parks/great-neck-park

[41] First Landing State Park. Virginia State Parks. Current page. Official park information and current notices. Accessed 2026-09-13 America/New_York. https://virginiastateparks.gov/state-parks/first-landing

[42] Library locations and hours. Virginia Beach Public Library. Current page. Official Great Neck branch address. Accessed 2026-09-13 America/New_York. https://libraries.virginiabeach.gov/visit/location-hours

[43] Great Neck Square store 00459. Harris Teeter. Current page. Grocery and pharmacy business listing. Accessed 2026-09-13 America/New_York. https://www.harristeeter.com/stores/grocery/va/virginia-beach/great-neck-square/097/00459

[44] Hot Tuna. Hot Tuna restaurant. Current page. Business website. Accessed 2026-09-13 America/New_York. https://www.hottunavb.com/

[45] Bay Local Shore. Bay Local. Current page. Business website. Accessed 2026-09-13 America/New_York. https://baylocalvb.com/

[46] Bay Local Eatery address. Discover Shore Drive. Current page. Business district directory. Accessed 2026-09-13 America/New_York. https://www.discovershoredrive.com/dining/bay-local-eatery

[47] Chick's Oyster Bar menus and location. Chick's Oyster Bar. Current page. Business website. Accessed 2026-09-13 America/New_York. https://www.chicksoysterbar.com/menus

[48] Shorebreak Shore Drive. Shorebreak. Current page. Business website. Accessed 2026-09-13 America/New_York. https://www.shorebreakvb.com/shoredrive

[49] Dockside location and menu. Dockside / Toast ordering page. Current page. Business ordering page; no order placed. Accessed 2026-09-13 America/New_York. https://order.toasttab.com/online/dockside-3311-shore-dr

[50] Broad Bay Country Club. PGA directory. Current page. Golf facility directory. Accessed 2026-09-13 America/New_York. https://directory.pga.org/facility/detail/184611002

[51] Virginia Beach General directions. Sentara. Current page. Hospital operator. Accessed 2026-09-13 America/New_York. https://www.sentara.com/hospitalslocations/sentara-virginia-beach-general-hospital/directions-parking

[52] Virginia Beach General Hospital. Sentara. Current page. Hospital services. Accessed 2026-09-13 America/New_York. https://www.sentara.com/en/health-care/hospitals-and-locations/sentara-virginia-beach-general-hospital

[53] Building our VB future. City of Virginia Beach. Current page with mixed-age project descriptions. Regional project directory; verify each schedule. Accessed 2026-09-13 America/New_York. https://communications.virginiabeach.gov/hot-topics/building-our-vb-future

[54] Rudee Park master plan in full design. VHB. 2026-02-25. Project designer status. Accessed 2026-09-13 America/New_York. https://www.vhb.com/news/rudee-park-master-plan-in-full-design/

[55] Great Neck water tank replacement. Virginia Beach Public Utilities. Indexed schedule. Indexed February 2026 planned end; direct page error; completion unverified. Accessed 2026-09-13 America/New_York. https://pu.virginiabeach.gov/engineering-construction/projects/great-neck-water-tank-replacement

[56] Historic aerial imagery viewer. Virginia Beach GIS. Multiple imagery years. Acquisition route; imagery time series not extracted. Accessed 2026-09-13 America/New_York. https://vbgov.maps.arcgis.com/apps/instant/imageryviewer/index.html?appid=e242182bf2404106b816d8aa9e31fdfc

[57] ImagineVB 2040 adopted comprehensive plan. Virginia Beach Planning. Adopted April 2026. Official plan archive; parcel-specific place type not determined. Accessed 2026-09-13 America/New_York. https://s3.us-east-1.amazonaws.com/virginia-beach-departments-docs/planning/Comprehensive-Plan/Comp-Plan-2040-Update/Imagine-VB-2040-Comprehensive-Plan.pdf

Photographic reference plates

The 48 archived listing photographs are indexed below in gallery order. These small plates support the room and feature inventory. Open the individual files in 11_Listings_Media for full-size inspection. Capture dates and present condition are unverified. Source: current MLS 10625040 gallery [2]. Photographic rights remain with their original owners.

Listing photographs 1-6

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Listing photographs 7-12

Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Listing photographs 13-18

Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Listing photographs 19-24

Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Listing photographs 25-30

Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Listing photographs 31-36

Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Listing photographs 37-42

Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Listing photographs 43-48

Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48

