

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	12	HARDWOOD 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC		10001.00	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR	CUST	- 0%	- 0								
					Heated Area: 2690							
						HX Base Yr						

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			467,015
TOTAL MARKET OB/XF VALUE			9,023
TOTAL LAND VALUE - MARKET			450,000
TOTAL MARKET VALUE			926,038
SOH/AGL Deduction			192,330
ASSESSED VALUE			733,708
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			733,708
TOTAL JUST VALUE			926,038
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			753,843

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	123,056
BAS	224	100	224	31,904
FGR	669	55	368	52,413
FOP	50	30	15	2,137
FSP	144	40	58	8,261
FST	216	55	119	16,949
FUS	1,378	100	1,378	196,263
FUS	224	100	224	31,904
UOP	144	20	29	4,131
TOTALS	3,913		3,279	467,015

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	68	1,360	
2	0812	CONCRETE C	0	0	0	0	2,583.00	SF	4.00	4.00	100	1989	1989	3	59.5	6,148	
3	0850	PEBBLE WLK	0	0	0	0	172.00	SF	3.50	3.50	100	1989	1989	3	59.5	358	
4	1126	CB/STC 8"	0	0	0	0	95.00	SF	8.00	8.00	100	1989	1989	3	59.5	452	
5	0444	BOX FNC 4'	0	0	0	0	10.00	LF	6.50	6.50	100	1989	1989	3	20	13	
6	1242	WD DECK A	0	0	0	0	346.00	SF	10.00	10.00	100	1989	1989	3	20	692	
													TOTAL OB/XF	9,023			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502125	ADDITION	23,280	07/01/1995
3268	NEW CONSTR	0	10/31/1988
5445	NEW CONSTR	7,390	10/01/1988
5130	NEW CONSTR	145,356	08/31/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/0647	2/12/2007	WD	U	I	01	100
GRANTOR: PIROLLO CARL A & ANNE						
GRANTEE: PIROLLO CARL A & AN						
1414/0520	5/23/2006	WD	Q	I		700,000
GRANTOR: CHRISTENSEN VICTOR H						
GRANTEE: CARL A PIROLLO & AN						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] 864\$ FOP=[YR=1993] 50\$ FGR=[YR=1993] 669\$ FST=[YR=1993] 216\$ FUS=[YR=1993] 1378\$ BAS=[YR=1995] 224\$ FSP=[YR=1995] 144\$ FUS=[YR=1995] 224\$ UOP=[YR=1995] 144\$.

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	SFR	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000								