

BUILDING CHARACTERISTICS	
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0500	01	3,279	119.7000	189.13	620,157	1989	1989		0	0	17.50	82.50		
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		511,630	
TOTAL MARKET OB/XF VALUE		8,358	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,019,988	
SOH/AGL Deduction		132,201	
ASSESSED VALUE		887,787	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		887,787	
TOTAL JUST VALUE		1,019,988	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		997,348	

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	864	100
BAS	224	100
FGR	669	55
FOP	50	30
FSP	144	40
FST	216	55
FUS	1,378	100
FUS	224	100
UOP	144	20
TOTALS	3,913	

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	Q	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

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00
2	0812	CONCRETE C	0	0	0	0	2,583.00	SF	4.00	4.00
3	0850	PEBBLE WLK	0	0	0	0	172.00	SF	3.50	3.50
4	1126	CB/STC 8"	0	0	0	0	95.00	SF	8.00	8.00
5	0444	BOX FNC 4'	0	0	0	0	10.00	LF	6.50	6.50
6	1242	WD DECK A	0	0	0	0	346.00	SF	10.00	10.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				03/14/2024	MLU

BUILDING NOTES						

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00	LT

TOTAL OB/XF													
UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES					
LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000						

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\$.													