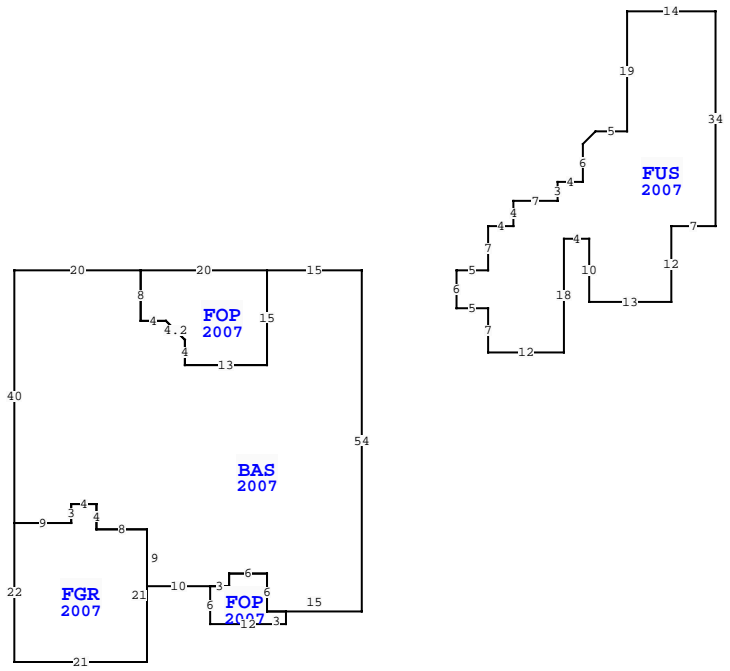


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC		5005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,329	100	2007
FGR	466	55	2007
FOP	72	30	2007
FOP	256	30	2007
FUS	1,069	100	2007
TOTALS	4,192		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,753	94.5000	94.50	354,658	2007	2007	0	0	8.15	91.85
1 SINGLE FAM - 100% - 2023 Heated Area: 3398 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			325,753
TOTAL MARKET OB/XF VALUE			6,249
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			387,002
SOH/AGL Deduction			6,937
ASSESSED VALUE			380,065
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			329,343
TOTAL JUST VALUE			387,002
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			372,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12824	MECH OTHER	0	04/01/2007
C19442	CO ISSUED	273,834	02/01/2007
E18843	ELEC OTHER	2,000	02/01/2007
R10082	REPAIR/RRF	3,900	02/01/2007
B19442	NEW CONSTR	273,834	02/01/2007
P12152	OTHER	0	02/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/1647	2/24/2022	WD	Q	I	01	461,900
GRANTOR: GILROY PATRICK J & ER						
GRANTEE: MARSHALL JAMES TEDR						
1562/0674	4/22/2008	WD	Q	I		315,900
GRANTOR: STANDARD PACIFIC OF J						
GRANTEE: GILROY PATRICK J &						

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	100	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	1,800	
2	0811	CONCRETE B	0	100	0	816.00	SF	5.20	5.20	100	2007	2007	3	87	3,692	
3	0855	CONC PAVER	0	100	29	87.00	SF	10.00	10.00	100	2007	2007	3	87	757	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2007] W15 FOP=[YR=2007] W20 S8 E4 D3 R3 S4 E13 N15\$ S15 W13 N4 U3 L3 W4 N8 W20 S40 FGR=[YR=2007] S22 E21 N21 W8 N4 W4 S3 W9\$ E9 N3 E4 S4 E8 S9 E10 FOP=[YR=2007] S6 E12 N2 W3 N6 W6 S2 W3\$ E3 N2 E6 S6 E15 N54\$ PTR= E15 FUS=[YR=2007] E5 N7 E4 N4 E7 N3 E4 N6 U2 R2 E5 N19 E14 S34 W7 S12 W13 N10 W4 S18 W12 N7 W5 N6\$ W15\$.	

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	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							