

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	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	04
NEIGHBORHOOD/LOC	4015.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,252	100	1994
FGR	545	55	1994
FOP	76	30	1994
FOP	124	30	1994
FUS	287	100	1994
FUS	772	100	1994
PTO	149	5	1998
TOTALS	3,205		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 100%	- 2008								
				Heated Area: 2311			HX Base Yr 2008				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			266,015
TOTAL MARKET OB/XF VALUE			4,726
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			420,741
SOH/AGL Deduction			229,723
ASSESSED VALUE			191,018
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			135,296
TOTAL JUST VALUE			420,741
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			359,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-00769	NEW CONSTR	82,308	02/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/0182	3/22/2007	WD Q	Q	I		275,000
GRANTOR: GIORDANO GENE & LORRA						
GRANTEE: MULKEARNS RITA V						
1293/0866	2/07/2005	WD Q	Q	I		248,000
GRANTOR: BOWEN NANCI						
GRANTEE: GEORDANO GENE & LOR						

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
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74
2	0811	CONCRETE B	0	100	0	510.00	SF	5.20	5.20	100	1994	1994	3	66
3	0810	CONCRETE A	0	100	30	90.00	SF	6.50	6.50	100	1994	1994	3	66

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/16/2025	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS														
FGR=[YR=1994] W20 S25 E1 FOP=[YR=1994] S19 BAS=[YR=1994] W3 N2 W12 S39 FOP=[YR=1994] S9 E15 N6 W3 N2 W2 N1 W10 \$ E10 S1 E2 S2 E3 S6 E14 N18 E2 N12 W2 N13 W2 N3 PTO=[YR=1998] N13 E7 N3 W15 S16 E8 \$ W12 \$ E4 N19 W4 \$ E4 S3 E15 N28 \$ PTR= E15 FUS=[YR=1994] E12 S6 E5 S7 W5 S8 W12 N21 \$ W15 \$ PTR= W40 FUS=[YR=1994] W29 S40 E3 S2 E9 N2 E3 N29 E14 N11 \$ E40 \$.														

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	% 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	150,000.00	150,000.00	150,000								