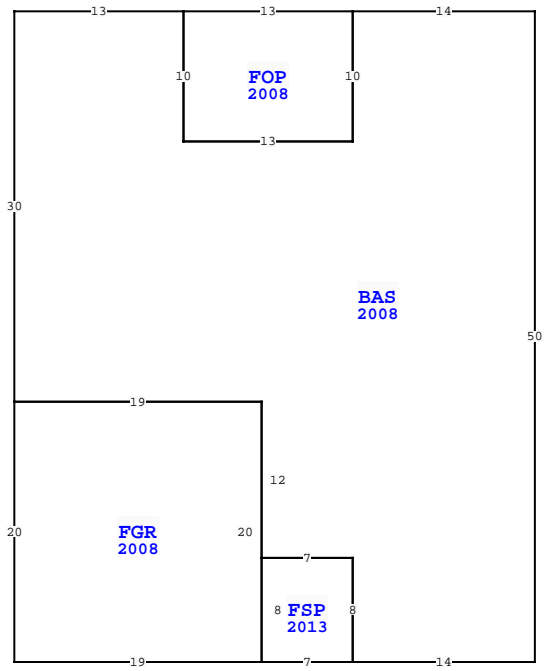


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,434	100	2008
FGR	380	55	2008
FOP	130	30	2008
FSP	56	40	2013
TOTALS	2,000		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,704	113.4000	113.40	193,234	2008	2008	0	0	7.50	92.50
1 SINGLE FAM - 0% - 0 Heated Area: 1434 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			178,741
TOTAL MARKET OB/XF VALUE			2,526
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			246,267
SOH/AGL Deduction			17,794
ASSESSED VALUE			228,473
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			228,473
TOTAL JUST VALUE			246,267
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			236,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21536	CO ISSUED	0	06/01/2008
E20911	ELEC OTHER	2,000	06/01/2008
M13945	MECH OTHER	0	06/01/2008
R11338	REPAIR/RRF	3,000	06/01/2008
B21536	NEW CONSTR	132,000	06/01/2008
P13266	OTHER	0	06/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2244/1593	12/17/2018	WD Q	Q	I	01	171,500
GRANTOR: PEARCE JERROD R & JAM						
GRANTEE: GIRCYS KESTUTIS & K						
1589/0992	10/16/2008	WD Q	Q	I		158,000
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: PEARCE JERROD R & J						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	552.00	SF	5.20	5.20	100	2008

TOTAL OB/XF											
2,526											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT	1.00

BUILDING NOTES											
BAS=[YR=2008] W14 FOP=[YR=2008] W13 S10 E13 N10 \$ S10 W13 N10 W13 S30 FGR=[YR=2008] S20 E19 FSP=[YR=2013] E7 N8 W7 S8 \$ N20 W19 \$ E19 S12 E7 S8 E14 N50 \$.											

BUILDING DIMENSIONS											
BAS=[YR=2008] W14 FOP=[YR=2008] W13 S10 E13 N10 \$ S10 W13 N10 W13 S30 FGR=[YR=2008] S20 E19 FSP=[YR=2013] E7 N8 W7 S8 \$ N20 W19 \$ E19 S12 E7 S8 E14 N50 \$.											

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