

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 8008SHT VINYL 2003CENTRAL 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1001. 1. 1000 10005DIST 1A 10000NONE 100Quality06Quality Level 06DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA02NEIGHBORHOOD/LOC2009.00AREATOTALPCTYEARTOT ADJSUBAREA
TYPE GROSS OF BASEMARKET VALUEBAS1,09210019931,092181,860FGR31255199317228,644FOP60301993182,998FSP2404019939615,988TOTALS1,7041,378229,490

CONSTRUCTION

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0900011,378132.7560184.53254,282198520050009.7590.251 SNGL FAM 100% - 2026Heated Area: 1092HX Base Yr 2026

MARKET ADJUSTMENTS

FSP1993BAS1993FGR1993FOP1993BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE04/28/2026MLU

NASSAU COUNTY PROPERTY

VALUATION BYSTANDARDTax Group: 8Tax Dist:BUILDING MARKET VALUETotal Market Value229,490TOTAL MARKET OB/XF VALUETotal Land Value - Market205,000TOTAL MARKET VALUE - MARKETTotal Market Value434,490SOH/AGL DeductionAssessed Value434,490TOTAL EXEMPTION VALUETax Exemption HX HB VXTOTAL TAXABLE VALUEBase Taxable Value378,079TOTAL JUST VALUENCON VALUETOTAL INCOME VALUEPREVIOUS YEAR MKT VALUE420,636

Sales Data

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCD SALE PRICE2790/19305/21/2025SWQI01506,000GRANTOR:CALLIS MICHELE A & ROGRANTEE:HANSEN CARA L2222/04668/30/2018WDQI01257,000GRANTOR:BUCKLEY ELIZABETH M RGRANTEE:CALLIS MICHELE A &

EXTRA FEATURES

LNOB/XFCODEDESCRIPTIONBLDCAPLWUNITSUTAdjRADJ UNIT PRICERIG CONDDPT FACTYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDPTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CRES100RSF-290.00121.001.00LT1.001.001.00205,000.00205,000.00205,000

LAND SUMMARY

REVIEW DATE01/31/2024BYKBATotal Acres: 0.00Total Land Value: 205,000Market: 0Agricultural: 0Common: 205,000PRINTED 07/09/2026 BY SYS