



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2018.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,242	100
FCP	288	25
FOP	114	30
FST	120	55
PTO	392	5
TOTALS	2,156	

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0681	POLE SHED

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,434	125.8400	132.13	189,474	1961	1961	70	0	42.00	20.00
1 SINGLE FAM 0% - 2026 Heated Area: 1242 HX Base Yr											
TOTALS	2,156		1,434	37,895						04/24/2026	MLU

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0681	POLE SHED	0	0	26	20	SF	15.00	15.00	100	1980

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	000100	C	RES			0					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	37,895		
TOTAL MARKET OB/XF VALUE	1,560		
TOTAL LAND VALUE - MARKET	400,000		
TOTAL MARKET VALUE	439,455		
SOH/AGL Deduction	0		
ASSESSED VALUE	439,455		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	439,455		
TOTAL JUST VALUE	439,455		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	367,542		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260001971	ADD RES BD	55,339	02/25/2026

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2767/196	1/30/2025	WD U	I	I	37
GRANTOR: FALLIS LEE CROSBY					
GRANTEE: PINE DRIVE LLC					
2654/1549	7/12/2023	FJ U	I	I	11
GRANTOR: FALLIS ROBIN A EST					
GRANTEE: FALLIS LEE CROSBY					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W33 PT0=[YR=1994] N14 W28 S14 FST=[YR=1993] W2 S24 E5 FCP=[YR=1994] E12 N24 W12 S24\$ N24 W3\$ E28\$ W13 S27 FOP=[YR=1993] S6 E19 N6 W19\$ E46 N27\$.											