



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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

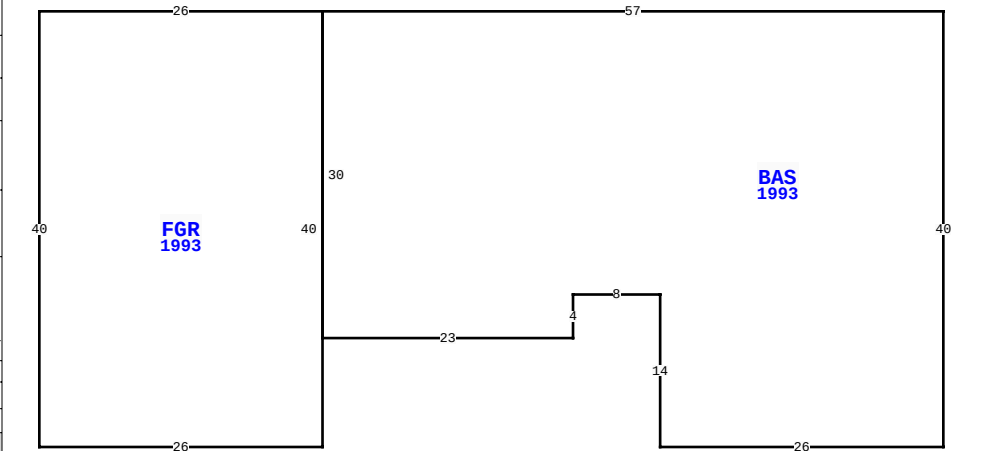
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,938	100	1993	1,938	222,240
FGR	1,040	55	1993	572	65,594
TOTALS	2,978			2,510	287,834

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
4	1242	WD DECK A	0	0	22	12	264.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	OR	0.00	0.00	1.51

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,510	125.0000	173.75	436,112	1977	1977	0	0
1 SNGL FAM 0% - 0 Heated Area: 1938 HX Base Yr									



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
05/11/2026 MLU					

TOTAL OB/XF									
1,998									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	287,834		
TOTAL MARKET OB/XF VALUE	1,998		
TOTAL LAND VALUE - MARKET	135,900		
TOTAL MARKET VALUE	425,732		
SOH/AGL Deduction	63,722		
ASSESSED VALUE	362,010		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	362,010		
TOTAL JUST VALUE	425,732		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	408,805		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2737/1686	9/13/2024	WD	U	I	11	100
GRANTOR: ARNETT FREDRICK H JR						
GRANTEE: ARNETT FREDERICK H						
0571/0850	5/25/1989	WD	Q	I		106,000
GRANTOR: HADDOCK GLADYS LYNN						
GRANTEE: ARNETT FREDRICK H J						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W57 FGR=[YR=1993] W26 S40 E26 N40\$ S30 E23 N4 E8 S14 E26 N40\$.									