

LOT 21
BLACKROCK HAMMOCK PB 6/286

DIERKES DAVID/MCCUISTON DONNA
6947 ABBEY COURT
DALLAS, TX 75214

2026

50-3N-28-016B-0021-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall	31	HARDIE BRD 100	0500	11	3,692	123.2982	204.68	755,679	2024	2024	0	0	0	0.00	100.00	VALUATION BY	STANDARD										
Roof Structur	08	IRREGULAR 100	1 SFR CUST 0% - 2026 Heated Area: 2847 HX Base Yr														Tax Group: 4	Tax Dist:									
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE	755,679									
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE	83,466									
Interior Floo	13	LVT/LAMNT 90															TOTAL LAND VALUE - MARKET	170,000									
Interior Floo	11	CLAY TILE 10															TOTAL MARKET VALUE	1,009,145									
Air Condition	03	CENTRAL 100															SOH/AGL Deduction	0									
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE	1,009,145									
Bedrooms		3 100															TOTAL EXEMPTION VALUE	0									
Bathrooms		4.5 100															BASE TAXABLE VALUE	1,009,145									
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE	1,009,145									
Stories	1.	1. 100															NCON VALUE	0									
Units		0 100															INCOME VALUE										
																	PREVIOUS YEAR MKT VALUE	999,039									