



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 50		
Interior Floor	14	CARPET 50		
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	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4082.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100	1,896	234,146
BAS	88	100	88	10,868
FOP	432	30	130	16,055
FSP	430	40	172	21,241
UGR	616	45	277	34,208
UGR	190	45	86	10,621
UUS	336	50	168	20,747
UUS	1,180	50	590	72,862
TOTALS	5,168		3,407	420,747

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,407	111.8260	132.79	452,416	1997	2007	0	0	7.00	93.00
1 SNGL FAM - 0% - 0 Heated Area: 1984 HX Base Yr											
BLD DATE 04/08/2015 KK LGL DATE XF DATE LAND DATE INC DATE AG DATE											

NASSAU COUNTY PROPERTY		PAGE 1 of 2		4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		420,747		
TOTAL MARKET OB/XF VALUE		128,159		
TOTAL LAND VALUE - MARKET		250,000		
TOTAL MARKET VALUE		798,906		
SOH/AGL Deduction		178,598		
ASSESSED VALUE		620,308		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		620,308		
TOTAL JUST VALUE		798,906		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		613,285		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0921	CWALL-CC P	0	0	0	0	100.00	LF	660.00	660.00	
3	1242	WD DECK A	0	0	8	6	48.00	SF	10.00	10.00	
4	0811	CONCRETE B	0	0	0	0	800.00	SF	5.20	5.20	
5	0350	CARPORT WD	0	0	30	15	450.00	SF	13.00	13.00	
6	0317	DCK PLNG W	0	0	0	0	6.00	UT	1,000.00	1,000.00	
7	0300	BOAT DCK W	0	0	0	0	480.00	SF	40.00	40.00	
8	0323	BOAT LFT H	0	0	0	0	1.00	UT	2,500.00	2,500.00	
9	0302	FLT DOCK C	0	0	10	4	40.00	SF	50.00	50.00	
10	0302	FLT DOCK C	0	0	18	4	72.00	SF	50.00	50.00	

LAND DESCRIPTION										TOTAL OB/XF										65,968									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000130	C	SFR WATER	0	0006	RS-1	100.00	185.00	100.00	FF		1.00	1.00	1.00	2,500.00	2,500.00	250,000												

LONGINO LISA REVOCABLE TRUST/LONGINO LISA TRUSTEE
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43-2N-27-4640-0012-0000

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