

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.54 Total Land Value: 581,120 Market: 0 Agricultural: 0 Common: 581,120 PRINTED 08/06/2024 BY SYS



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

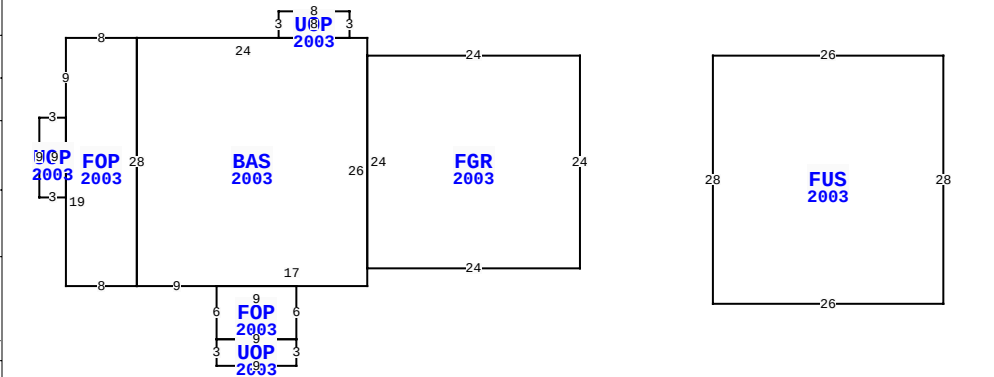
NEIGHBORHOOD/LOC		4020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	728	41,461
FGR	576	55	317	18,054
FOP	54	30	16	911
FOP	224	30	67	3,816
FUS	728	100	728	41,461
UOP	24	20	5	284
UOP	27	20	5	284
UOP	27	20	5	284

TOTALS	2,388	1,871	106,557
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
11	0092	AUTO GATE	0 100	0	0	1.00	UT	3,500.00	3,500.00
12	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
13	0811	CONCRETE B	0 100	0	0	1,231.00	SF	5.20	5.20
14	0825	BRICK	0 100	0	0	258.00	SF	12.50	12.50
15	0463	FENCE GATE	0 100	0	0	2.00	UT	600.00	600.00
16	0801	ASPHALT A	0 100	0	0	310.00	SF	3.00	3.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,871	126.5670	63.28	118,397	2003	2003	0	0	0	10.00	90.00
2 ACCESSORY U - 0% - 2002					Heated Area: 1456				HX Base Yr 2002			



NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		643,488	
TOTAL MARKET OB/XF VALUE		95,109	
TOTAL LAND VALUE - MARKET		581,120	
TOTAL MARKET VALUE		1,319,717	
SOH/AGL Deduction		431,881	
ASSESSED VALUE		887,836	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		837,836	
TOTAL JUST VALUE		1,319,717	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,327,944	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2701/1545	3/25/2024	WD	Q	I	01	1,150,000
GRANTOR: LONGACRE JAMES R & MI						
GRANTEE: LOUGH RODGER & FABI						
0995/1846	7/05/2001	TD	Q	I		775,000
GRANTOR: STROHM BARBARA R & WI						
GRANTEE: LONGACRE JAMES R &						

BUILDING NOTES									

BUILDING DIMENSIONS									
FGR=[YR=2003] W24 BAS=[YR=2003] N2 W2 UOP=[YR=2003] N3 W8 S3 E8 \$ W24 FOP=[YR=2003] W8 S9 UOP=[YR=2003] W3 S9 E3 N9 \$ S19 E8 N28 \$ S28 E9 FOP=[YR=2003] S6 UOP=[YR=2003] S3 E9 N3 W9 \$ E9 N6 W9 \$ E17 N26\$ S24 E24 N24\$ PTR=E15 FUS=[YR=2003] E26 S28 W26 N28\$ W15\$.									

LAND DESCRIPTION										TOTAL OB/XF										13,019									
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					
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