



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 15 | CONC BLOCK | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 05 | ASPH TILE | 50 |
| Interior Floor | 14 | CARPET | 50 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 1.5 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1. | 1. | 100 |
| Units | | 0 | 100 |
| BUD8 Adjustme | 04 | DIST 01 | 100 |
| Occupancy | 00 | NONE | 100 |
| Quality | 06 | Quality Level | 06 |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4082.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,260 | 100 | 1993 |
| BAS | 200 | 100 | 1999 |
| FEP | 330 | 80 | 1999 |
| FOP | 54 | 30 | 1993 |
| UGR | 360 | 45 | 1993 |
| UOP | 56 | 20 | 2007 |
| TOTALS | 2,260 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 1,913 | 108.7555 | 108.76 | 208,058 | 1966 | 1985 | 0 | 0 | 19.50 | 80.50 |

1 SINGLE FAM - 100% - 2003 Heated Area: 1460 HX Base Yr 2003

| NASSAU COUNTY PROPERTY | | PAGE 1 of 2 | 4 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 167,487 |
| TOTAL MARKET OB/XF VALUE | | | 35,947 |
| TOTAL LAND VALUE - MARKET | | | 325,000 |
| TOTAL MARKET VALUE | | | 528,434 |
| SOH/AGL Deduction | | | 238,816 |
| ASSESSED VALUE | | | 289,618 |
| TOTAL EXEMPTION VALUE | HX HB VX | | 55,722 |
| BASE TAXABLE VALUE | | | 233,896 |
| TOTAL JUST VALUE | | | 528,434 |
| NCON VALUE | | | 7,494 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 480,837 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
| | | | |
| | | | |
| | | | |

| SALES DATA | | | | | | |
|------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2508/1465 | 10/27/2021 | WD | U | I | 11 | 100 |
| GRANTOR: LONG LELAND W | | | | | | |
| GRANTEE: LONG LELAND W & DAV | | | | | | |
| 1547/1513 | 1/24/2008 | QC | U | I | 21 | 100 |
| GRANTOR: LONG STEPHANIE S | | | | | | |
| GRANTEE: LONG LELAND W | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | |
|----------------|------------|-------------|---------|----|----|----------|----|----------|----------------|-----------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1 | 0940 | SHEDS/PORT | 0 100 | 24 | 12 | 288.00 | SF | 30.00 | 30.00 | 100 | 1980 |
| 2 | 0350 | CARPORT WD | 0 100 | 24 | 12 | 288.00 | SF | 13.00 | 13.00 | 100 | 1980 |
| 3 | 0810 | CONCRETE A | 0 100 | 8 | 50 | 400.00 | SF | 6.50 | 6.50 | 100 | 1980 |
| 4 | 0500 | FP-PRE FAB | 0 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1980 |
| 5 | 0317 | DCK PLNG W | 0 100 | 0 | 0 | 12.00 | UT | 1,000.00 | 1,000.00 | 100 | 1997 |
| 6 | 0300 | BOAT DCK W | 0 100 | 0 | 0 | 1,566.00 | SF | 40.00 | 40.00 | 100 | 1997 |
| 7 | 0323 | BOAT LFT H | 0 100 | 0 | 0 | 2.00 | UT | 2,500.00 | 2,500.00 | 100 | 1990 |
| 8 | 0940 | SHEDS/PORT | 0 100 | 12 | 14 | 168.00 | SF | 30.00 | 30.00 | 100 | 2001 |
| 9 | 0350 | CARPORT WD | 0 100 | 12 | 16 | 192.00 | SF | 13.00 | 13.00 | 100 | 2001 |
| 10 | 0351 | CARPORT MT | 0 100 | 40 | 18 | 720.00 | SF | 6.00 | 6.00 | 100 | 2020 |

| TOTAL OB/XF | | | | | | | | | | | |
|-------------|----------|-----|----------------------|-----|-----|----------|---------|--------|-------------|-----------|------|
| 28,453 | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1 | 000131 | C | RES CREEK | 100 | | RSF | 1100.00 | 180.00 | 100.00 | FF | 1.00 |

| BUILDING NOTES | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
| BLD DATE | | | | | | | | | | | |
| XF DATE | | | | | | | | | | | |
| INC DATE | | | | | | | | | | | |
| LGL DATE | | | | | | | | | | | |
| LAND DATE | | | | | | | | | | | |
| AG DATE | | | | | | | | | | | |
| 05/12/2025 MLU | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| FEP=[YR=1999] W14 S10 W5 BAS=[YR=1999] W10 UOP=[YR=2007] N7 W8 S7 E8 W10 S10 BAS=[YR=1993] S30 E33 FOP=[YR=1993] S6E9 N6 UGR=[YR=1993] E12 N30 W12 S30 W9 \$ E9 N30 W42 E20 N10 S10 E19 N20\$. | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|---------|--------|-------------|-----------|------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1 | 000131 | C | RES CREEK | 100 | | RSF | 1100.00 | 180.00 | 100.00 | FF | 1.00 |

