LOT 12
WILSON NECK SUB PB 4/2

LONGINO LISA REVOCABLE TRUST/LONGINO LISA TRUSTEE
85244 AVANT RD
YULEE, FL 32097

2026

43-2N-27-4640-0012-0000

BUILDING CHARACTERISTICS

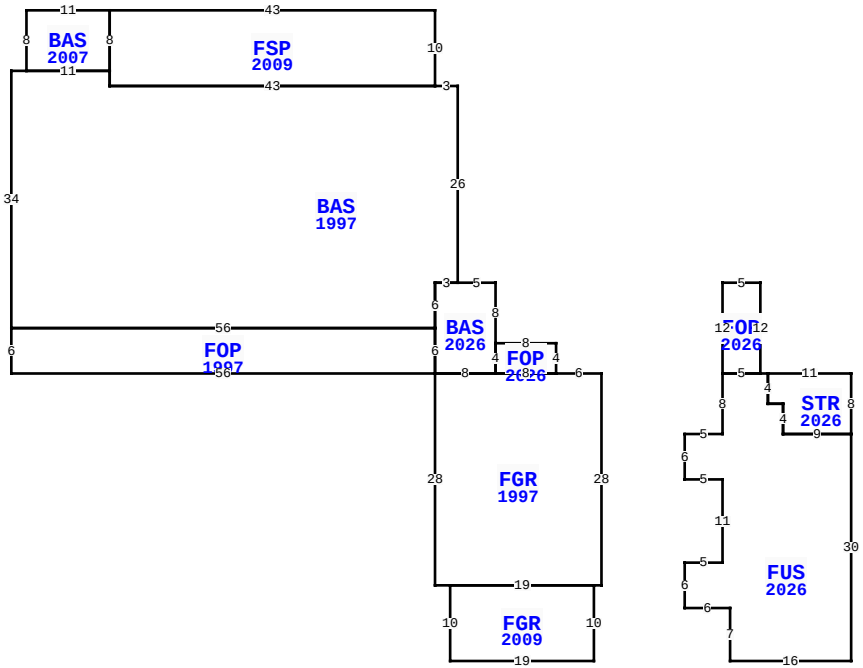
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100	1997	1,896	290,808
BAS	88	100	2007	88	13,497
BAS	96	100	2026	96	14,724
FGR	616	55	1997	339	51,996
FGR	190	55	2009	104	15,952
FOP	336	30	1997	101	15,491
FOP	32	30	2026	10	1,534
FOP	60	30	2026	18	2,761
FSP	430	40	2009	172	26,381
FUS	619	100	2026	619	94,942
TOTALS	4,443			3,451	529,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,451	117.3920	163.17	563,100	1997	2012	0	0	0	6.00	94.00

1 SNGL FAM 100% - 2024 Heated Area: 2699 HX Base Yr 2024



** This building has 11 Sub-Areas

85244 AVANT RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		529,314
TOTAL MARKET OB/XF VALUE		108,043
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		962,357
SOH/AGL Deduction		0
ASSESSED VALUE		962,357
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		910,946
TOTAL JUST VALUE		962,357
NCON VALUE		68,166
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		934,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250003369	CLOSE IN MUD RM,2	300,000	04/02/2025
B200364	4 WINDOW GLASS DO	28,000	01/15/2020
B22270	ADDITION	15,000	02/01/2009
R11751	REPAIR/RRF	1,500	02/01/2009
973961	NEW CONSTR	132,235	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2634/1546	4/21/2023	WD	U	I	11	100
GRANTOR: LONGINO LISA						
GRANTEE: LONGINO LISA REVOCA						
2634/1544	4/21/2023	WD	U	I	11	100
GRANTOR: MACIEJEWSKI STEPHEN						
GRANTEE: MACIEJEWSKI STEPHEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=0,0] W3 W43 N2 W11 W2 S34 E56 N6 E3 N26 $
FUS=[YR=2026;ORIG=35,38] E5 E1 S4 E2 S4 E9 S30 W16 N7 W6 N6 E5 N11 W5 N6 E5 N8 $
FGR=[YR=1997;ORIG=-3,38] S28 E2 E19 E1 N28 W6 W8 W8 $
FSP=[YR=2009;ORIG=-3,0] N10 W43 S8 S2 E43 $
FOP=[YR=1997;ORIG=-59,32] S6 E56 N6 W56 $
FGR=[YR=2009;ORIG=-1,66] S10 E19 N10 W19 $
BAS=[YR=2026;ORIG=-3,26] E3 E5 S8 S4 W8 N6 N6 $
BAS=[YR=2007;ORIG=-46,-10] W11 S8 E11 N8 $
STR=[YR=2026;ORIG=41,38] E11 S8 W9 N4 W2 N4 $
FOP=[YR=2026;ORIG=35,26] E5 S12 W5 N12 $
FOP=[YR=2026;ORIG=5,34] E8 S4 W8 N4 $

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	77	2,695	
2	0921	CWALL-CC P	0	100	0	0	100.00	LF	660.00	660.00	100	1997	1997	3	70	46,200	
5	0350	CARPORT WD	0	100	24	15	360.00	SF	13.00	13.00	100	2002	2002	3	20	936	
6	0317	DCK PLNG W	0	100	0	0	6.00	UT	1,000.00	1,000.00	100	2002	2002	3	20	1,200	
7	0300	BOAT DCK W	0	100	0	0	480.00	SF	40.00	40.00	100	2002	2002	3	28	5,376	
8	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2002	2002	3	20	500	
9	0302	FLT DOCK C	0	100	10	4	40.00	SF	50.00	50.00	100	2002	2002	3	20	400	
10	0302	FLT DOCK C	0	100	18	4	72.00	SF	50.00	50.00	100	2002	2002	3	20	720	
11	0310	AL GANG WY	0	100	0	0	21.00	LF	115.00	115.00	100	2002	2002	3	20	483	
12	0921	CWALL-CC P	0	100	0	0	95.00	LF	660.00	660.00	100	2002	2002	3	79	49,533	

LAND DESCRIPTION

TOTAL OB/XF 108,043

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	100	0006	RSF-1	100.00	185.00	100.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	325,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS