PT OF SEC 40-4N-24E
LYING W OF PROSPECT LANDING RD
IN OR 2412/103

ARENCIBIA JANETTE B
2508 NORTH INDUSTRY ST
BELLE CHASSE, LA 70037

2023

40-4N-24-0000-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

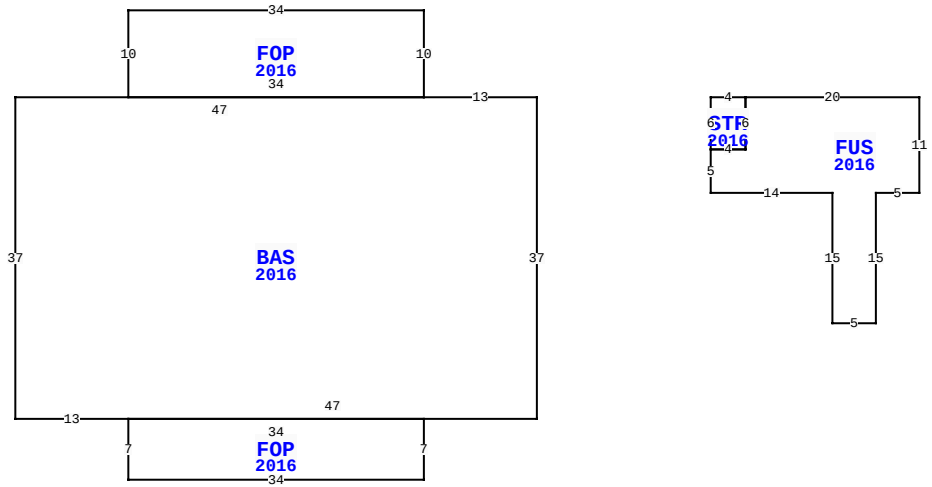
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,220	100	2,220	319,948
FOP	238	30	71	10,232
FOP	340	30	102	14,700
FUS	315	100	315	45,398
STR	24	10	2	288
TOTALS	3,137		2,710	390,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,710	102.2112	145.65	394,712	2017	2019	0	0	0	1.05	98.95

1 SFR CUST – 100% - 2021 Heated Area: 2535 HX Base Yr 2021



39976 PROSPECT LANDING RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		409,796
TOTAL MARKET OB/XF VALUE		3,430
TOTAL LAND VALUE - MARKET		108,000
TOTAL MARKET VALUE		521,226
SOH/AGL Deduction		108,852
ASSESSED VALUE		412,374
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		362,374
TOTAL JUST VALUE		521,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632659	CO ISSUED	0	01/17/2017
B1632659	NEW CONSTR	322,125	10/04/2016
B1632806	GARAGE	21,428	08/31/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2412/0103	11/23/2020	WD	Q	I	01	462,000
GRANTOR: EASTBURN KYLE P & STE						
GRANTEE: ARENCIBIA JANETTE B						
2053/0228	6/13/2016	QC	U	V	11	100
GRANTOR: EASTBURN KYLE P						
GRANTEE: EASTBURN KYLE P & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W13 FOP=[YR=2016] N10 W34 S10 E34$ W47 S37 E13 FOP=[YR=2016] S7 E34 N7 W34$ E47 N37$ PTR= E20 STR=[YR=2016] E4 FUS=[YR=2016] E20 S11 W5 S15 W5 N15 W14 N5 E4 N6$ S6 W4 N6$ W20$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	98	3,430	

LAND DESCRIPTION

TOTAL OB/XF 3,430

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	000115	C	SFR ACRES	100			0.00	0.00	4.32	AC		1.00	1.00	1.00	25,000.00	25,000.00	108,000							

REVIEW DATE 10/07/2020 BY TWA Total Acres: 4.32 Total Land Value: 108,000 Market: 0 Agricultural: 0 Common: 108,000 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

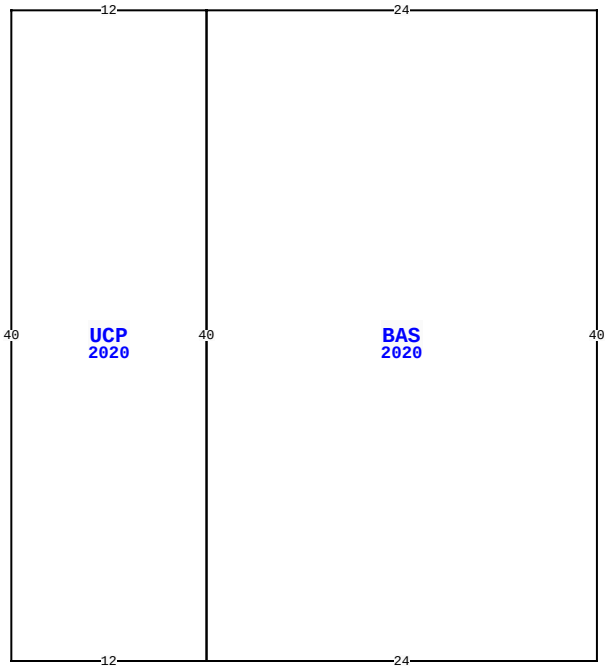
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 80
Interior Floo	01	NONE 20
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	17,479
UCP	480	20	96	1,748
TOTALS	1,440		1,056	19,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,056	55.3426	19.37	20,455	2016	2016	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2021 Heated Area: 960 HX Base Yr 2021



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GRANTOR: EASTBURN KYLE P						
GRANTEE: EASTBURN KYLE P & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 UCP=[YR=2020] W12 S40 E12 N40$ S40 E24 N40$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/07/2020 BY TWA Total Acres: 4.32 Total Land Value: 108,000 Market: 0 Agricultural: 0 Common: 108,000 PRINTED 08/02/2023 BY SYS