



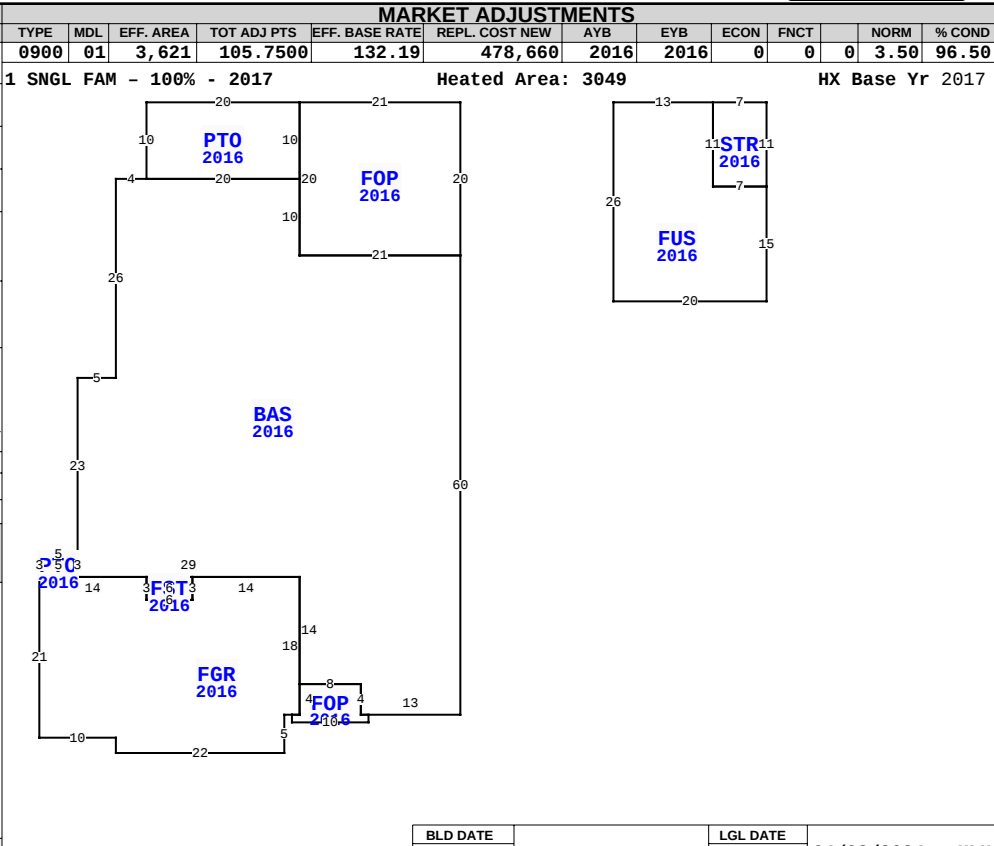
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,606	100	2,606	332,430
FGR	734	55	404	51,536
FOP	42	30	13	1,658
FOP	420	30	126	16,073
FST	18	55	10	1,276
FUS	443	100	443	56,510
PTO	15	5	1	127
PTO	200	5	10	1,276
STR	77	10	8	1,021
TOTALS	4,555		3,621	461,907

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	832.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	
3	0911	SCRN RM A	0	100	0	0	1,410.00	SF	17.50	17.50	
4	0861	POOL GUNIT	0	100	0	0	488.00	SF	85.00	85.00	
5	0855	CONC PAVER	0	100	0	0	922.00	SF	10.00	10.00	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



TOTAL OB/XF											
BLD DATE		LGL DATE		04/08/2024	MLU						
XF DATE		LAND DATE									
INC DATE		AG DATE									

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE											461,907
TOTAL MARKET OB/XF VALUE											66,624
TOTAL LAND VALUE - MARKET											75,000
TOTAL MARKET VALUE											603,531
SOH/AGL Deduction											194,822
ASSESSED VALUE											408,709
TOTAL EXEMPTION VALUE											50,000
BASE TAXABLE VALUE											358,709
TOTAL JUST VALUE											603,531
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											575,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632709	SWIM POOL	56,000	07/01/2016
B1631755	CO ISSUED	0	06/10/2016
B1631755	NEW CONSTR	387,598	02/04/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2302/0858	8/29/2019	QC	U	I	11	100	
GRANTOR: SARGENT CHRISTOPHER L							
GRANTEE: SARGENT DANA R							
2055/0821	6/22/2016	WD	Q	I	02	369,700	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: SARGEBNT CHRISTOPHE							

BUILDING NOTES											
BUILDING DIMENSIONS											
FOP=[YR=2016] W21 PTO=[YR=2016] W20 S10 BAS=[YR=2016] W4 S26 W5 S23 PTO=[YR=2016] W5 S3 FGR=[YR=2016] S21 E10 S2 E22 N5 E1 FOP=[YR=2016] S1 E10 N1 W1 N4 W8 S4 W1\$ E1 N18 W14 FST=[YR=2016] W6 S3 E6 N3\$ S3 W6 N3 W14\$ E5 N3\$ S3 E29 S14 E8 S4 E13 N60 W21 N10 W20\$ E20 N10\$ S20 E21 N20\$ PTR=E20 FUS=[YR=2016] E13 STR=[YR=2016] E7 S11 W7 N11\$ S11 E7 S15 W20 N26\$ W20\$.											