



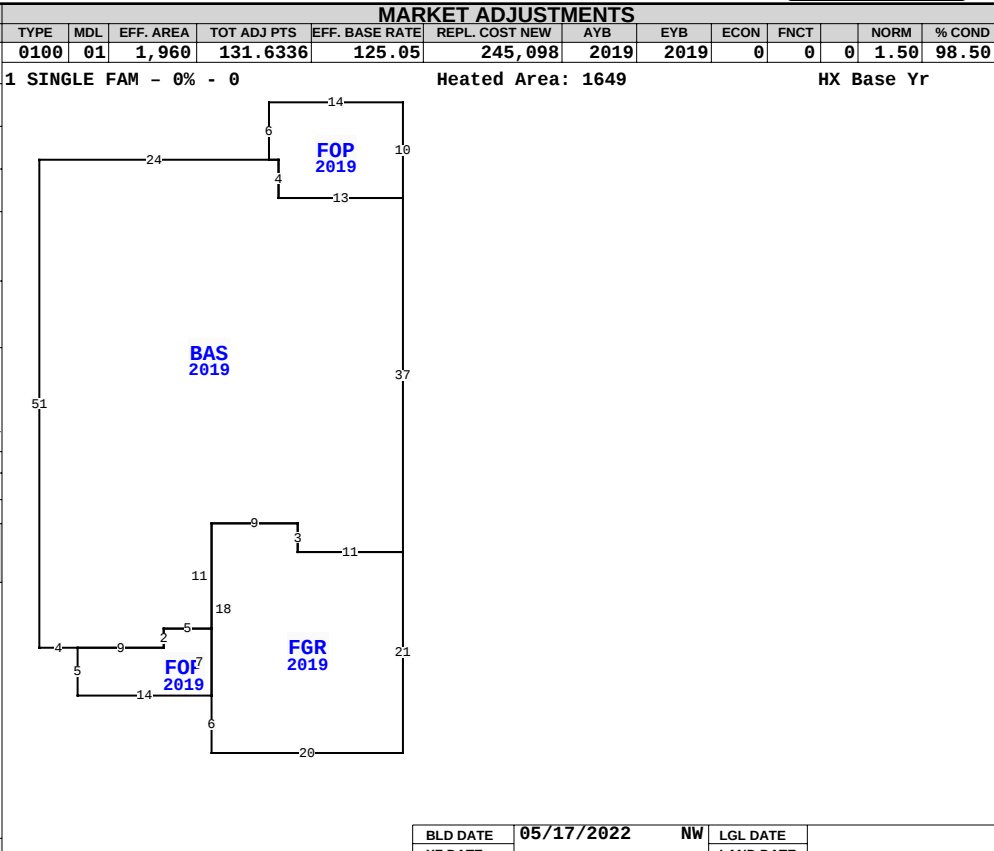
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4071.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,649	100	1,649	203,114
FGR	447	55	246	30,301
FOP	80	30	24	2,956
FOP	136	30	41	5,050
TOTALS	2,312		1,960	241,422

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	0	0	0	548.00	SF	5.20	5.20	

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	0		PUD	0.00	0.00	1.00	LT	



BLD DATE	05/17/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
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	0		PUD	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		241,422	
TOTAL MARKET OB/XF VALUE		2,793	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		294,215	
SOH/AGL Deduction		9,237	
ASSESSED VALUE		284,978	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		284,978	
TOTAL JUST VALUE		294,215	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		273,309	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000867	CO ISSUED	0	05/20/2019
19000867	NEW CONSTR	0	02/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2447/1081	3/18/2021	WD Q	Q	I	01
GRANTOR: THE GAGNON FAMILY TRU					
GRANTEE: LAIKEN MELANIE					
2313/1054	10/15/2019	WD Q	Q	I	02
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: THE GAGNON FAMILY T					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2019] W14 S6 BAS=[YR=2019] W24 S51 E4 FOP=[YR=2019] S5 E14 FGR=[YR=2019] S6 E20 N21 W11 N3 W9 S18\$ N7 W5 S2 W9 \$ E9 N2 E5 N11 E9 S3 E11 N37 W13 N4 W1\$ E1 S4 E13 N10\$.											