

LANGDON TRAJAN & TATIANA
612 STATE ST
NEW ORLEANS, LA 70118

00-00-31-1041-0027-00A0



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo08SHT VINYL 50

Interior Floo14CARPET 50

Air Condition13CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms2100

Frame07SPECIAL 100

Stories Units1.51.5 100
0 100

BUD8 Adjustme02DIST FB 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1051.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAL361520095421

BAS1,34410019931,344113,257

FCP312251993786,573

FOP43230199313010,955

STR801020098674

UGR31245199314011,798

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYB

0900011,705112.0000147.84252,0671978

1 SNGL FAM - 0% - 0Heated Area: 1344HX Base Yr

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

05/07/2025MLU

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A0000819.00SF6.506.50100198419843412,183

20416DUNEWALKS000430120.00SF15.0015.0010020092009335630

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE143,678

TOTAL MARKET OB/XF VALUE2,813

TOTAL LAND VALUE - MARKET1,235,000

TOTAL MARKET VALUE1,381,491

SOH/AGL Deduction233,160

ASSESSED VALUE1,148,331

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE1,148,331

TOTAL JUST VALUE1,381,491

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE1,212,814

PERMIT NUMDESCRIPTIONAMTISSUED

20091187REMODEL5,00008/28/2009

20090591XFOB1,00005/13/2009

20012657REPAIR/RRF6,00012/17/2001

5081REPAIR/RRF9,00011/02/1988

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CD SALE PRICE

2404/120110/28/2020WDQI011,035,000

GRANTOR: BLEXI INVESTMENTS LLC

GRANTEE: LANGDON TRAJAN & TA

2234/179411/01/2018WDQI01710,000

GRANTOR: SPOONER MARIAN & BARB

GRANTEE: BLEXI INVESTMENTS L

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W48 S9 BAS=[YR=1993] S28 E9 STR=[YR=2009]
S8E10N2 BAL=[YR=2009] E6N6W6 S6\$N6W10\$E39 N28 W48 \$ E48 N9 \$
PTR= E15S9 UGR=[YR=1993] S26 E12 FCP=[YR=1993] E12 N26 W12
S26 \$ N26 W12 \$N9W15 \$.

LAND DESCRIPTION

TOTAL OB/XF2,813

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPPTH FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000120CRES OCEAN00000R-165.0070.0065.00FF1.001.001.0019,000.0019,000.001,235,000

REVIEW DATE06/07/2022BYDJTotal Acres: 0.00Total Land Value: 1,235,000Market: 0Agricultural: 0Common: 1,235,000PRINTED 07/30/2025 BY SYS