

SANTIAGO JOSE GADIEL & KAROL Y
584 JACK DRIVE
COVINGTON, LA 70433

11-2N-26-2050-0158-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 50			
Exterior Wall	17	CB STUCCO 50			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3.5 100			
Frame	02	WOOD FRAME 100			
Stories		2. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 05			
NEIGHBORHOOD/LOC	5005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,340	100	2006	1,340	121,721
FGR	420	55	2006	231	20,983
FOP	16	30	2006	5	454
FUS	1,641	100	2006	1,641	149,063
USP	300	30	2006	90	8,175
TOTALS	3,717			3,307	300,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,307	99.8200	99.82	330,105	2006	2006	0	0	9.00	91.00

1 SINGLE FAM - 100% - 2017
Heated Area: 2981
HX Base Yr 2017

Diagram showing building footprint with area calculations:
- BAS 2006: 1,340 sq ft
- FGR 2006: 420 sq ft
- FOP 2006: 16 sq ft
- FUS 2006: 1,641 sq ft
- USP 2006: 300 sq ft

Diagram showing lot dimensions and setbacks:
- Lot width: 30 ft
- Front setback: 10 ft
- Side setbacks: 6 ft, 10 ft
- Rear setback: 23 ft
- Total lot area: 3,307 sq ft

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		300,396	
TOTAL MARKET OB/XF VALUE		2,898	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		358,294	
SOH/AGL Deduction		123,116	
ASSESSED VALUE		235,178	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		184,456	
TOTAL JUST VALUE		358,294	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		352,719	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007338	REPAIR/RRF	9,100	11/01/2017
B15734	NEW CONSTR	211,690	02/23/2006
B16369	ADDITION	3,000	10/01/2005
E15460	ELEC OTHER	2,000	08/01/2005
R08012	REPAIR/RRF	8,000	08/01/2005
P09783	OTHER	0	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2061/1738	7/15/2016	WD	Q	I	01	212,000

GRANTOR: BRYAN CRAIG E & JENNI

GRANTEE: SANTIAGO JOSE GADIE

1726/1618	2/28/2011	WD	U	I	37	160,000
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GRANTOR: RUIZ KARLA U & RAMIRO

GRANTEE: BRYAN CRAIG E & JEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W6 USP=[YR=2006] N10 W30 S10 E30\$ W34 S44 E14
FOP=[YR=2006] S2 E8 N2 FGR=[YR=2006] E18 N21 W20 S21 E2\$ W8\$
E6 N21 E20 N23\$ PTR=E15 FUS=[YR=2006] E40 S44 W18 N17 W7 S17
W15 N44\$ W15\$.

EXTRA FEATURES

76550 LONG LEAF LOOP, YULEE

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
1	0811	CONCRETE B	0	100	0	0		648.00 SF	5.20	100	2006	2006	3	86	2,898	

LAND DESCRIPTION

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
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 03/29/2019 BY KB

Total Acres: 0.00

Total Land Value: 55,000

Market: 0

Agricultural: 0

Common: 55,000

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