

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	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	YEAR
BAS	2,606	100	2016
FGR	734	55	2016
FOP	42	30	2016
FOP	420	30	2016
FST	18	55	2016
FUS	443	100	2016
PTO	15	5	2016
PTO	200	5	2016
STR	77	10	2016
TOTALS	4,555		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,621	105.7500	139.59	505,455	2016	2016	0	0	4.00	96.00

1 SNGL FAM - 100% - 2017 Heated Area: 3049 HX Base Yr 2017

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			485,237
TOTAL MARKET OB/XF VALUE			64,174
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			634,411
SOH/AGL Deduction			213,849
ASSESSED VALUE			420,562
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			369,840
TOTAL JUST VALUE			634,411
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			603,531

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: SARBENT CHRISTOPHE

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/23/2025	MLU

BUILDING NOTES	
<p><b>BUILDING DIMENSIONS</b></p> <p>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\$.</p>	

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
1	0811	CONCRETE B	0	100	0	0	832.00	SF	5.20	5.20	100	2016	2016	3	95	4,110	
2	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	100	2016	2016	3	95	278	
3	0911	SCRN RM A	0	100	0	0	1,410.00	SF	17.50	17.50	100	2016	2016	3	70	17,273	
4	0861	POOL GUNIT	0	100	0	0	488.00	SF	85.00	85.00	100	2016	2016	3	78	32,354	
5	0855	CONC PAVER	0	100	0	0	922.00	SF	10.00	10.00	100	2016	2016	3	95	8,759	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	70	1,400	

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							