

BLK 16 LOT 1
OCEAN CITY SOUTH PORTION R/P
PBK 2/39

LSD LLC/DECKER LAWRENCE B
22435 CARDIFF DRIVE
SANTA CLARITA, CA 91350

2023

00-00-31-1540-0016-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floop	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

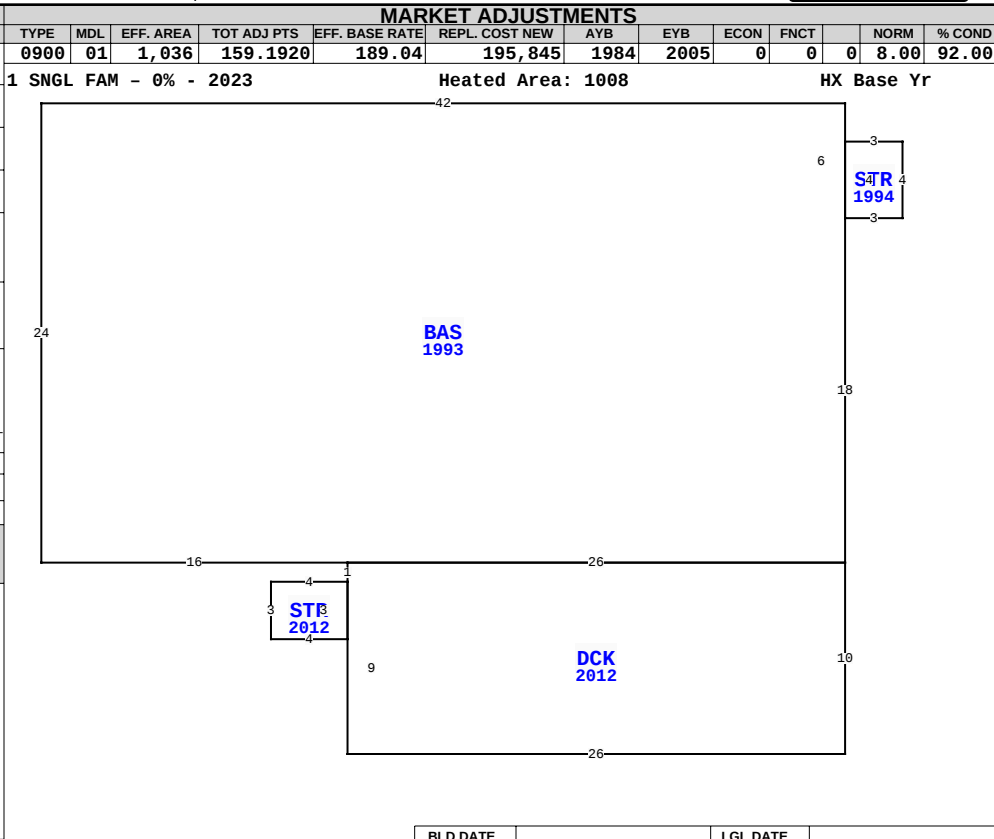
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	175,308
DCK	260	10	26	4,522
STR	12	10	1	174
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TOTALS	1,292		1,036	180,177

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0940	SHEDS/PORT	0	0	14	10	140.00	SF	52.50	52.50	100	2011	2011	3	55	4,043	
4	0820	WOOD WALK	0	0	0	0	288.00	SF	11.75	11.75	100	1994	1994	3	40	1,354	
5	0820	WOOD WALK	0	0	36	4	144.00	SF	11.75	11.75	100	2012	2012	3	40	677	
6	0820	WOOD WALK	0	0	17	4	68.00	SF	11.75	11.75	100	2012	2012	3	40	320	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



TOTAL OB/XF		
L N	OB/XF CODE	DESCRIPTION
1	0940	SHEDS/PORT
4	0820	WOOD WALK
5	0820	WOOD WALK
6	0820	WOOD WALK

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		180,177
TOTAL MARKET OB/XF VALUE		6,394
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		636,571
SOH/AGL Deduction		0
ASSESSED VALUE		636,571
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		636,571
TOTAL JUST VALUE		636,571
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		624,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131678	VINYL SIDE	5,284	07/17/2013
20110788	WATER HEATER	1,000	05/23/2011
20110744	ELEC FOR WATER HE	900	05/13/2011
20110684	10X14 SHED	3,000	05/05/2011
20020620	STANDING SEAM ROO	5,000	04/10/2002
20020041	ELEC METER REPLAC	1,000	01/15/2002

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2556/0395	4/12/2022	QC U
GRANTOR: DECKER SABRINA I & LA		
GRANTEE: LSD LLC		
2544/1496	3/03/2022	WD Q
GRANTOR: BLACK DAVID C & JEAN		
GRANTEE: DECKER SABRINA I &		

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W42 S24 E16 DCK=[YR=2012] S1 STR=[YR=2012] W4		
S3 E4 N3\$ S9 E26 N10 W26\$ E26 N18 STR=[YR=1994] E3N4 W3S4\$		
N6\$.		