

LOT 49
IN OR 2124/1223
SEASIDE PB 6/161

VIRGILIO CHRISTIANA TRUST/VIRGILIO CHRISTIANA TRUS
PO BOX 6602
SAN DIEGO, CA 92166

2023

00-00-31-1679-0049-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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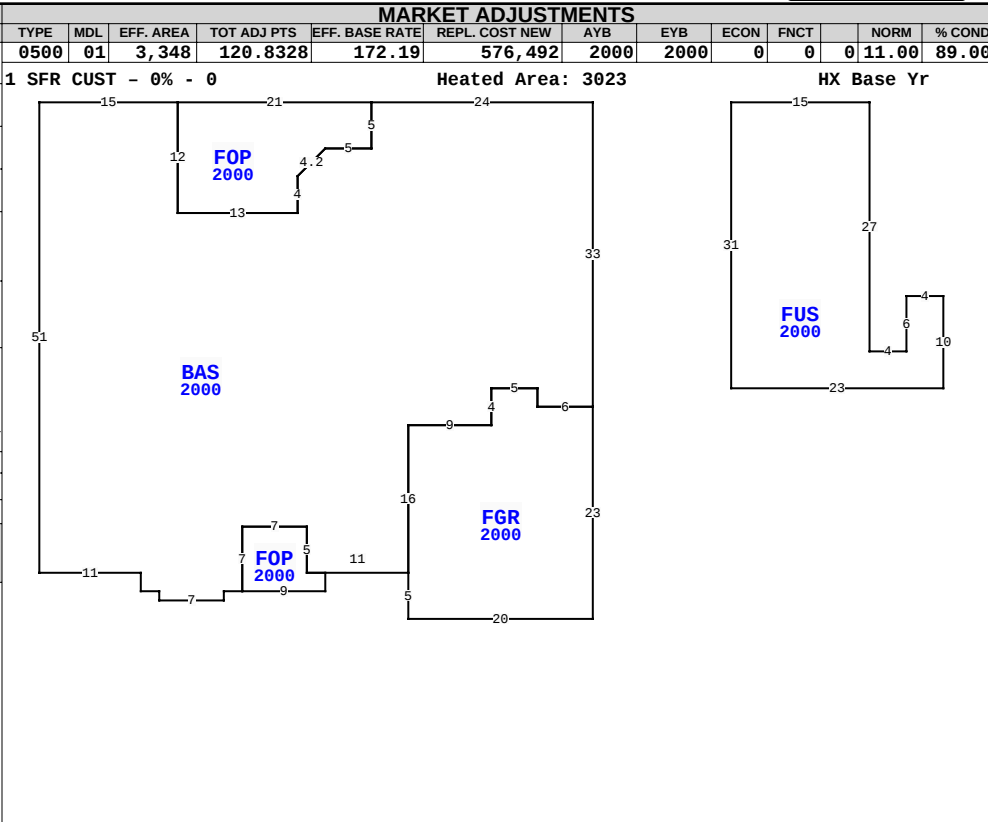
NEIGHBORHOOD/LOC	1080.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,502	100	2,502	383,429
FGR	452	55	249	38,159
FOP	53	30	16	2,452
FOP	201	30	60	9,195
FUS	521	100	521	79,843

TOTALS	3,729		3,348	513,078
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0819	CONC 12"	0	0	6	7	42.00	SF	9.50
3	0810	CONCRETE A	0	0	38	16	608.00	SF	6.50
4	0810	CONCRETE A	0	0	23	4	92.00	SF	6.50
5	1242	WD DECK A	0	0	8	4	32.00	SF	15.00
6	1242	WD DECK A	0	0	8	4	32.00	SF	10.00
7	1243	WD DECK F	0	0	3	4	12.00	SF	8.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	R-1	0.00	0.00	1.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/01/2023
INC DATE		AG DATE	MLU

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
2	0819	CONC 12"	0	0	6	7	42.00	SF	9.50	9.50	100	2000	2000	3	80	319	
3	0810	CONCRETE A	0	0	38	16	608.00	SF	6.50	6.50	100	2000	2000	3	80	3,162	
4	0810	CONCRETE A	0	0	23	4	92.00	SF	6.50	6.50	100	2000	2000	3	80	478	
5	1242	WD DECK A	0	0	8	4	32.00	SF	15.00	15.00	100	2000	2000	3	20	96	
6	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00	100	2000	2000	3	20	64	
7	1243	WD DECK F	0	0	3	4	12.00	SF	8.00	8.00	100	2000	2000	3	20	19	

TOTAL OB/XF														7,113		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VAL					
R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00						

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		513,078			
TOTAL MARKET OB/XF VALUE		7,113			
TOTAL LAND VALUE - MARKET		225,000			
TOTAL MARKET VALUE		745,191			
SOH/AGL Deduction		181,222			
ASSESSED VALUE		563,969			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		563,969			
TOTAL JUST VALUE		745,191			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		558,573			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2011641	OTHER	1,000	09/19/2011
20002581	NEW CONSTR	260,000	03/29/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2124/1223	6/02/2017	WD Q	I	01	
GRANTOR: BROYLES DANIEL D & BA					SALE PRICE
GRANTEE: CHRISTIANA VIRGILIO					420,000
1911/1214	4/07/2014	WD Q	I	01	
GRANTOR: STOFFEL JAMES J & REN					356,000
GRANTEE: BROYLES DANIEL D &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W24 FOP=[YR=2000] W21 S12 E13 N4 R3 U3 E5 N5 \$ S5 W5 D3 L3 S4 W13 N12 W15 S51 E11 S2 E2 S1 E7 N1 E2 FOP=[YR=2000] E9 N2 W2 N5 W7 S7 \$ N7 E7 S5 E11 FGR=[YR=2000] S5 E20 N23 W6 N2 W5 S4 W9 S16 \$ N16 E9 N4 E5 S2 E6 N33 \$ PTR=E15 FUS=[YR=2000] E15 S27 E4 N6 E4 S10 W23 N31 \$ W15 \$.									