BLOCK 5 LOTS 17 & 18
IN OR 242/100 & OR 366/619
WOODLAND ESTATES UNIT 2

MOHLE PAMELA P
14734 COSTA MESA DR
LA MIRADA, CA 90638

2023

16-1N-25-2912-0005-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

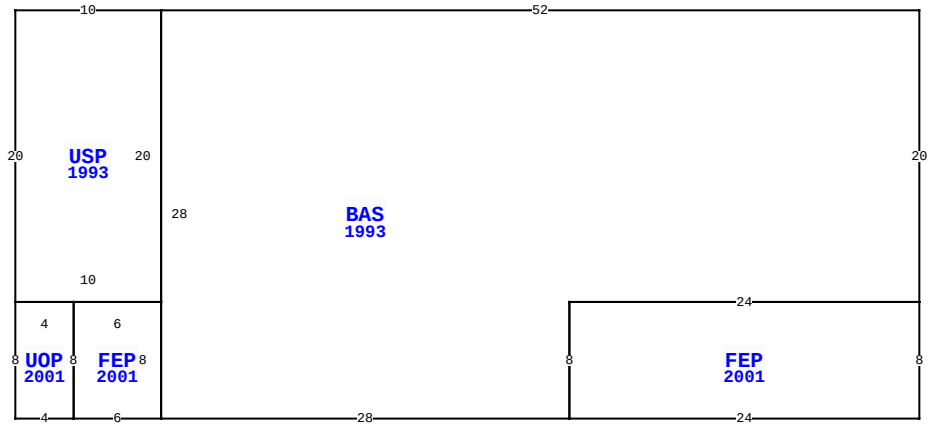
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,264	100	1,264	90,841
FEP	48	80	38	2,731
FEP	192	80	154	11,067
UOP	32	20	6	431
USP	200	30	60	4,312
TOTALS	1,736		1,522	109,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,522	108.1200	97.58	148,517	1985	1985	0	0	0	26.35	73.65

1 SINGLE FAM – 0% - 0 Heated Area: 1264 HX Base Yr



44561 WOODLAND CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	109,383
TOTAL MARKET OB/XF VALUE	10,523
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	219,906
SOH/AGL Deduction	52,803
ASSESSED VALUE	167,103
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167,103
TOTAL JUST VALUE	219,906
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0242/0100	6/01/1977	WD	U	V		8,500

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 USP=[YR=1993] W10 S20 UOP=[YR=2001] S8 E4 FEP=[YR=2001] E6 N8 W6 S8 $ N8 W4 $ E10 N20 $ S28 E28 FEP=[YR=2001] E24 N8 W24 S8 $ N8 E24 N20 $.

EXTRA FEATURES

LN	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	0511	GARAGE CB-	0	0	20	20	400.00	SF	40.00	40.00	100	1984	1984	3	47	7,520	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	60	1,200	
3	0940	SHEDS/PORT	0	0	12	8	96.00	SF	20.10	20.10	100	1988	1988	3	20	386	
4	0810	CONCRETE A	0	0	0	0	186.00	SF	6.50	6.50	100	1999	1999	3	79	955	
5	0351	CARPORT MT	0	0	21	11	231.00	SF	10.00	10.00	100	1999	1999	3	20	462	

LAND DESCRIPTION

TOTAL OB/XF 10,523

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000							

REVIEW DATE 06/05/2017 BY KBX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS