

PT OF NE1/4 OF NE1/4
A/K/A TRACT A
PT OR 1150/730

JORDAN CHARLA JEAN
18557 S ANNA SMITH RD
PEEPLES VALLEY, AZ 86332

2023

22-2N-23-0000-0001-0090



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
										VALUATION BY Tax Group: 6 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 184,490 TOTAL MARKET VALUE 3,746 SOH/AGL Deduction 0 ASSESSED VALUE 3,746 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 3,746 TOTAL JUST VALUE 184,490 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 0																			
										PERMIT NUM DESCRIPTION AMT ISSUED 																			
										SALES DATA OFF RECORD TYPE Q / V / RSN SALE Number DATE INST U / I / CD PRICE 1150/0730 7/02/2003 AD U V 01 100 GRANTOR: DAVIS JAMES & WILLIAM GRANTEE: FRANKENFIELD CHARLA																			
										TOTALS EXTRA FEATURES WILKINSON LN, HILLIARD BLD DATE LGL DATE 06/15/2023 MLU XF DATE LAND DATE INC DATE AG DATE										BUILDING NOTES 									
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													
BUILDING DIMENSIONS 																													
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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	8.71	AC		1.00	1.00	1.00	410.00	410.00	3,571												
2	005902	A	HARDWOOD SI	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	175.00	175.00	175												
3	009910	M	MKT.VAL.AG	0			0.00	0.00	9.71	AC		1.00	1.00	1.00	19,000.00	19,000.00	184,490												
REVIEW DATE 06/15/2023 BY MLU Total Acres: 9.71 Total Land Value: 3,746 Market: 184,490 Agricultural: 3,746 Common: 0 PRINTED 08/02/2023 BY SYS																													