

LOT 25
IN OR 2098/1325
FLORA PARKE PB 6/137-139

TSANK ALLA REVOCABLE TRUST/TSANK ALLA TRUSTEE
3697 SAGE CANYON DR
ENCINTAS, CA 92024-7918

2023

25-2N-28-0550-0025-0000



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	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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		

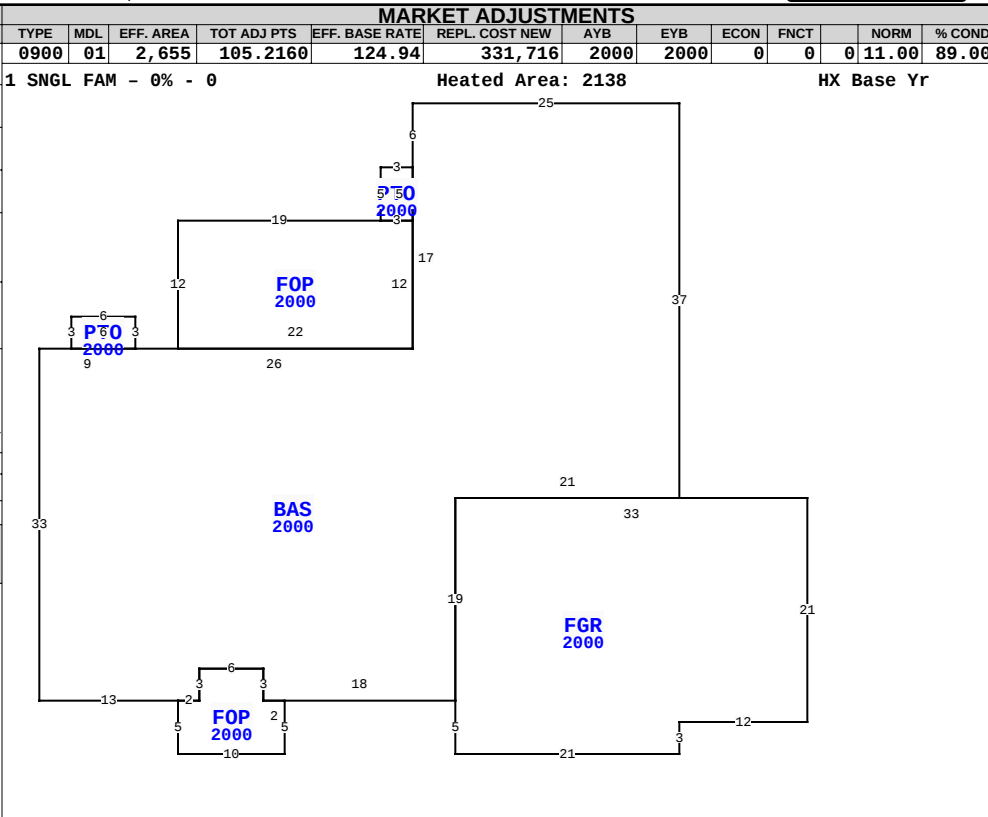
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,138	100	2,138	237,739
FGR	756	55	416	46,258
FOP	68	30	20	2,224
FOP	264	30	79	8,784
PTO	15	5	1	111
PTO	18	5	1	111

TOTALS	3,259		2,655	295,227
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	1,117.00	SF	4.00
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00

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			0.00	0.00	1.00

REVIEW DATE 01/06/2023 BY DJA



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

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

Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					295,227				
TOTAL MARKET OB/XF VALUE					6,549				
TOTAL LAND VALUE - MARKET					65,000				
TOTAL MARKET VALUE					366,776				
SOH/AGL Deduction					76,210				
ASSESSED VALUE					290,566				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					290,566				
TOTAL JUST VALUE					366,776				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					292,758				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803273	REPAIR/RRF	13,500	04/01/2018
M1706717	H/AC	0	10/01/2017
007079	NEW CONSTR	109,664	04/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2098/1325	1/27/2017	SW	U	I	12	189,000	
GRANTOR: NRZ REO VI CORP							
GRANTEE: TSANK ALLA REVOCABL							
2098/1323	7/14/2016	QC	U	I	11	100	
GRANTOR: BAC HOME LOANS SERVIC							
GRANTEE: NRZ REO VI CORP							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2000] W25 S6 PTO=[YR=2000] W3 S5 FOP=[YR=2000] W19 S12 E22 N12 W3 \$ E3 N5 \$ S17 W26 PTO=[YR=2000] N3 W6 S3 E6 \$ W9 S33 E13 FOP=[YR=2000] S5 E10 N5 W2 N3 W6 S3 W2 \$ E2 N3 E6 S3 E18 FGR=[YR=2000] S5 E21 N3 E12 N21 W33 S19 \$ N19 E21 N37 \$.									

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

PRINTED 08/02/2023 BY SYS