PT OF GOVT LOT 1
IN OR 1425/877
R583316 & R583317 1985 PEAC

FRIES GLENDA
8602 BEL AIR ST
BUENA PARK, CA 90620

2023

36-3N-24-0000-0008-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

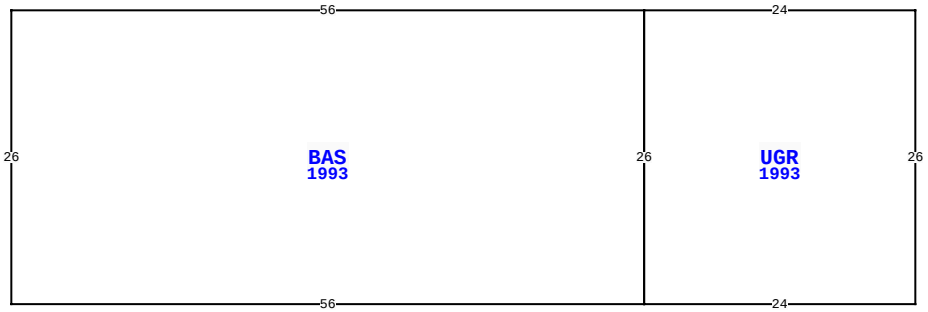
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	33,389
UGR	624	45	281	6,444
TOTALS	2,080		1,737	39,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,737	117.6000	76.44	132,776	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1456 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	39,833
TOTAL MARKET OB/XF VALUE	4,390
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	119,223
SOH/AGL Deduction	45,775
ASSESSED VALUE	73,448
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,448
TOTAL JUST VALUE	119,223
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1425/0877	7/03/2006	PR	U	I	06	100
GRANTOR: ERWIN MARY C P/R						
GRANTEE: ERWIN MARY C ETAL						
0591/0840	3/01/1990	WD	U	I	07	100
GRANTOR: BARKER THOMAS & KATH						
GRANTEE: GAMBLE DALE & LOREN						

36684 DYAL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	0350	CARPORT WD	0	0	10	48	480.00	SF	13.00	13.00	100	1985	1985	3	20	1,248	
2	0810	CONCRETE A	0	0	18	18	324.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,042	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	

BUILDING DIMENSIONS

UGR=[YR=1993] W24 BAS=[YR=1993] W56 S26 E56 N26 $ S26 E24 N26 $.

LAND DESCRIPTION

TOTAL OB/XF 4,390

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	000102	C	SFR/MH	0	0005	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000							

REVIEW DATE 05/18/2018 BY TWX Total Acres: 3.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS