

LOT Z (EX Z-1)
 PT OR 2516/1196
 NASSAU VILLAGE #3 UNR

CALLAHAN RENTALS LLC/WENDY LUNG TRUST ET AL
 1630 RIVIERA AVENUE
 WALNUT CREEK, CA 94596

2023

37-1N-25-299C-000Z-0000


BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY				
															VALUATION BY STANDARD Tax Group: 6 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 72,240 TOTAL MARKET VALUE 72,240 SOH/AGL Deduction 0 ASSESSED VALUE 72,240 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 72,240 TOTAL JUST VALUE 72,240 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 72,240				
DOR CODE			1000 VACANT COMMERCIAL																
MAP NUM			MKT AREA												08				
NEIGHBORHOOD/LOC			8026.00																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE															

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2516/1196	11/23/2021	SW	Q	I	05	685,000
GRANTOR: ANTAR PROPERTIES LLC						
GRANTEE: CALLAHAN RENTALS LL						
1662/1743	2/11/2010	WD	Q	V	01	100,000
GRANTOR: THE PANTRY INC						
GRANTEE: ANTAR PROPERTIES LL						

EXTRA FEATURES															TOTALS				
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			
LEM TURNER RD, CALLAHAN																			

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001000	C	COMMERCIAL	0		CN	0.00	0.00	30,100.00	SF		1.00	1.00	1.00	2.40	2.40	72,240							