

DUBA TIMOTHY & MEGAN A
2825 CHALAR ST
SAN DIEGO, CA 92123

37-2N-28-1320-0050-0000

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	11	CLAY TILE 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		4.5 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units	0	0 100		
Occupancy	00	NONE 100		
Quality	01	Quality Level 01		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC		4015.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	484	100	484	49,649
BAS	2,931	100	2,931	300,668
DCK	230	10	23	2,360
FGR	552	55	304	31,185
FOP	128	30	38	3,898
FOP	248	30	74	7,592
PTO	126	5	6	616
TOTALS	4,699		3,860	395,967

EXTRA FEATURES	
L N	OB/XF CODE
1	0500
2	0845
3	0810
4	1126

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
2	0845	KOOL DECK	0	0	6	23	138.00	SF	7.25	7.25	100	1998	1998	3	77	770	
3	0810	CONCRETE A	0	0	0	0	2,466.00	SF	6.50	6.50	100	1998	1998	3	77	12,342	
4	1126	CB/STC 8"	0	0	14	9	126.00	SF	8.00	8.00	100	1998	1998	3	77	776	

LAND DESCRIPTION	
L N	USE CODE
1	000116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,860	95.9850	113.98	439,963	1998	2002	0	0	10.00	90.00

1 SNGL FAM - 0% - 0

Heated Area: 3415

HX Base Yr

BLD DATE	XF DATE	INC DATE
03/05/2008		

LGL DATE	LAND DATE	AG DATE
05/22/2023		

MLU

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD	
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE	395,967		
TOTAL MARKET OB/XF VALUE	16,793		
TOTAL LAND VALUE - MARKET	300,000		
TOTAL MARKET VALUE	712,760		
SOH/AGL Deduction	0		
ASSESSED VALUE	712,760		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	712,760		
TOTAL JUST VALUE	712,760		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	691,225		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2003177	REPAIR/RRF	21,508	04/01/2020
974199	NEW CONSTR	180,000	08/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2414/1149	12/07/2020	WD	Q	I	01	685,000

GRANTOR: WATSON JOHN P

GRANTEE: DUBA TIMOTHY & MEGA

1538/0813 11/30/2007 WD Q I 720,000

GRANTOR: HIPPLER ROBERT R & DO

GRANTEE: WATSON JOHN P

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1998] W2 N15 W15 FOP=[YR=1998] N4 DCK=[YR=1998] U10 L8 W15 L8 D10 E31 \$ W31 S8E31 N4 \$\$4 W31 N4 W19 S59 PTO=[YR=1998] W2 S14 E9 FGR=[YR=1998] S8 E23 N24 W23 S16\$ N14 W7 \$ E7 N2 E23 N18 E7 FOP=[YR=1998] S4 E14 N4 W1 N6 W12 S6 W1 \$ E1 N6 E12 S6 E15 N5 E2 N19 \$ PTR= E15 BAS=[YR=1998] E22 S22 W22 N22 \$ W15 \$.	

REVIEW DATE 10/31/2017 BY KW

Total Acres: 0.00

Total Land Value: 300,000

Market: 0

Agricultural: 0

Common: 300,000

PRINTED 08/02/2023 BY SYS