

LOT 110
IN OR 2009/1646
THE HIDEAWAY #2 PB 7/233

LUCAS BRIAN C & AMY N
5090 LONG BRANCH AVE
SAN DIEGO, CA 92107

2023

42-2N-27-4370-0110-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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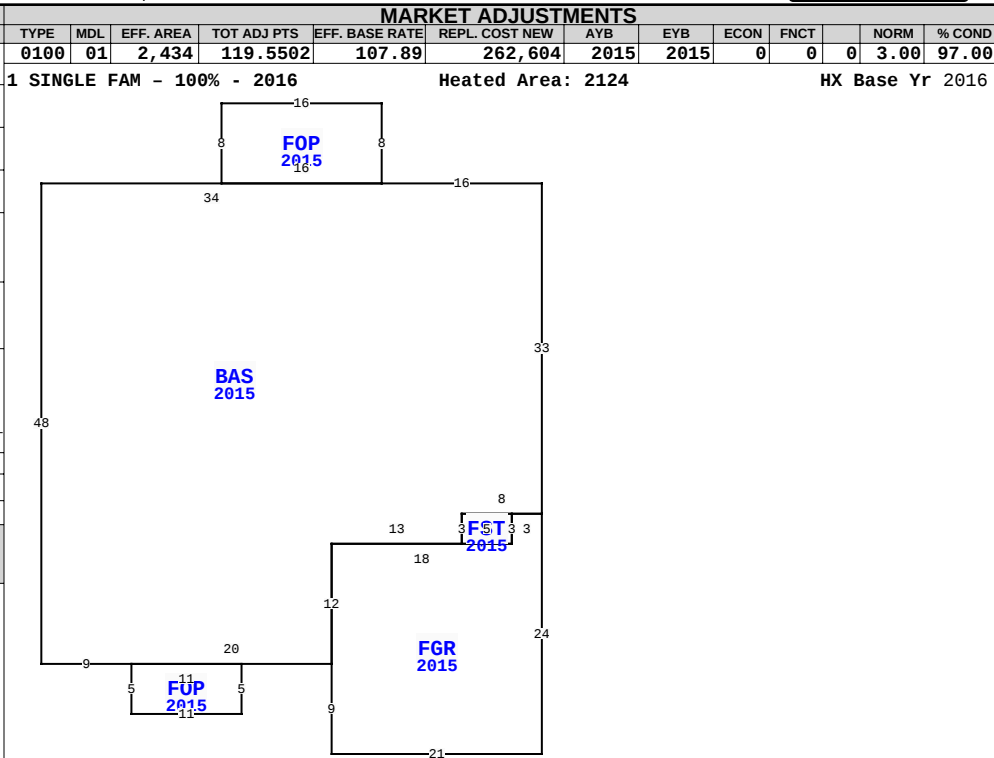
NEIGHBORHOOD/LOC	4071.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,124	100	2,124	222,283
FGR	450	55	248	25,954
FOP	55	30	16	1,674
FOP	128	30	38	3,977
FST	15	55	8	837

TOTALS	2,772		2,434	254,726
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	523.00	SF	5.20
2	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00



BLD DATE	05/17/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	254,726								
TOTAL MARKET OB/XF VALUE	3,042								
TOTAL LAND VALUE - MARKET	50,000								
TOTAL MARKET VALUE	307,768								
SOH/AGL Deduction	104,752								
ASSESSED VALUE	203,016								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	153,016								
TOTAL JUST VALUE	307,768								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	264,323								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530431	CO ISSUED	0	09/14/2015
B1530431	NEW CONSTR	264,973	05/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2009/1646	10/19/2015	WD	Q	I	02	212,700	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: LUCAS BRIAN C & AMY							
1666/0616	1/28/2010	WD	U	V	30	2,491,000	
GRANTOR: HIDEAWAY DEVELOPMENT							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015]	W16	FOP=[YR=2015]	N8	W16	S8	E16\$	W34	S48	E9
FOP=[YR=2015]	S5	E11	N5	W11\$	E20	FGR=[YR=2015]	S9	E21	N24
W3	FST=[YR=2015]	W5	S3	E5	N3\$	S3	W18	S12\$	N12
E13	N3	E8	N33\$.						