

MCMMASTER LAURA A FLINT
124 WEST BLUEFIELD AVENUE
PHOENIX, AZ 85023

2023

43-21-27-4022-0000-0280

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur

0303

VINYL 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floop Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units

03051303040201

COMP SHNGL 100 DRYWALL 100 LVT/LAMNT 100 CENTRAL 100 AIR DUCTED 100 2 100 2 100 WOOD FRAME 100 1. 1. 100

Quality DOR CODE MAP NUM NEIGHBORHOOD/LOC

030200

Quality Level 03 MOBILE HOME MKT AREA 04 4048.00

AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE

BAS1,1401001,14066,074

TOTALS

1,1401,14066,074

EXTRA FEATURES

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

31242WD DECK A0012896.00SF10.0010.0010020042004324230

40500FP-PRE FAB00001.00UT3,500.003,500.00100199719973812,835

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP RD LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE DT DPHT FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

1000102CSFR/MH00006OR0.000.001.00LT1.001.001.0080,000.0080,000.0080,000

REVIEW DATE 03/01/2021 BY NWA

Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800021,140115.000080.5091,770199720120028.0072.00

M/H 94+ - 0% - 2023Heated Area: 1140HX Base Yr

BAS2007

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYTax Group: 4Tax Dist:

BUILDING MARKET VALUE66,074TOTAL MARKET OB/XF VALUE3,065TOTAL LAND VALUE - MARKET80,000TOTAL MARKET VALUE149,139SOH/AGL Deduction0ASSESSED VALUE149,139TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE149,139TOTAL JUST VALUE149,139NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE89,775

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2602/163711/10/2022WDQI01195,000

GRANTOR:PARK PLACE INVESTMENTGRANTEE:MCMASTER LAURA A FL2496/17079/14/2021TXUI1163,700GRANTOR:TAX COLLECTORGRANTEE:PARK PLACE INVESTME

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W76 S15 E76 N15\$.