LOT 67
AMHURST OAKS PB 7/180

SFR JV-2 PROPERTY LLC
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

2023

51-2N-25-015A-0067-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

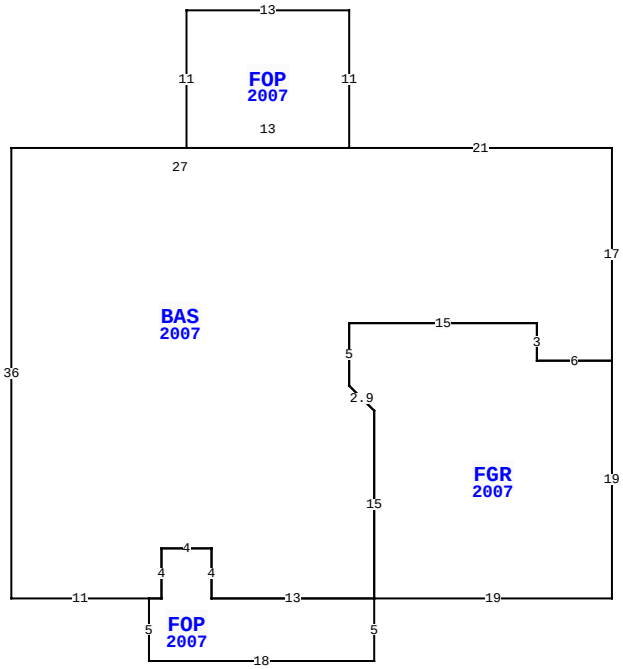
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1,300	140,066
FGR	412	55	227	24,458
FOP	106	30	32	3,448
FOP	143	30	43	4,633
TOTALS	1,961		1,602	172,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,602	128.5812	116.04	185,896	2007	2007	0	0	0	7.15	92.85

1 SINGLE FAM – 100% - 0 Heated Area: 1300 HX Base Yr



45512 INGLEHAM CIR, CALLAHAN

BLD DATE	08/31/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		172,604
TOTAL MARKET OB/XF VALUE		4,198
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		216,802
SOH/AGL Deduction		76,213
ASSESSED VALUE		140,589
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		90,589
TOTAL JUST VALUE		216,802
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M23-4640	H/AC	0	01/24/2023
4262	XFOB	0	09/20/2019
3061	NEW CONSTR	88,512	05/18/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2627/1557	3/24/2023	WD	U	I	37	245,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: SFR JV-2 PROPERTY L						
2623/1193	2/28/2023	WD	U	I	37	233,000
GRANTOR: BURKERT LISA R & EDWA						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W21 FOP=[YR=2007] N11 W13 S11 E13$ W27 S36 E11
FOP=[YR=2007] S5 E18 N5 W13 N4 W4 S4 W1$ E1 N4 E4 S4 E13
FGR=[YR=2007] E19 N19 W6 N3 W15 S5 D2 R2 S15$ N15 U2 L2
N5 E15 S3 E6 N17$.

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	0811	CONCRETE B	0	100	0	0	907.00	SF	5.20	5.20	100	2007	2007	3	89	4,198	

LAND DESCRIPTION

TOTAL OB/XF 4,198

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	000100	C	SFR	100	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 08/10/2020 BY KB Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS