

LATCHFORD NOEL & JANE TRUST
1649 TUCKER LANE
ENCINITAS, CA 92024

2023

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 90
Exterior Wall20FACE BRICK 10
Roof Structure03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floor14CARPET 80
Interior Floor08SHT VINYL 20
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100
Occupancy00NONE 100

Quality05Quality Level 05
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,314	100	1,314	131,254
FGR	420	55	231	23,074
FOP	28	30	8	799
PTO	160	5	8	799

TOTALS1,9221,561155,926

CONSTRUCTION

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM%COND0100011,561122.6346110.68172,771200320030009.7590.25

MARKET ADJUSTMENTS

VALUATION BYTax Group: 4Tax Dist:
BUILDING MARKET VALUE155,926
TOTAL MARKET OB/XF VALUE4,036
TOTAL LAND VALUE - MARKET80,000
TOTAL MARKET VALUE239,962
SOH/AGL Deduction35,335
ASSESSED VALUE204,627
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE204,627
TOTAL JUST VALUE239,962
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE187,640

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMEI/RSN CD SALE PRICE
2277/10654/05/2018QCUI11100
GRANTOR:LATCHFORD JANE E & NO
GRANTEE:LATCHFORD NOEL & JA
1136/05245/09/2003WDQI121,000
GRANTOR:WATSON HOME BUILDERS
GRANTEE:LATCHFORD JANE E &

BUILDING NOTES

BUILDING DIMENSIONS

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT D TDPPTH FACT% COND TOT ADJ UNIT PRICERADJ UNIT PRICELAND VALUETH OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV1000100CSFR0OR0.000.001.00LT1.001.001.0080,000.0080,000.0080,000

LAND DESCRIPTION

TOTAL OB/XF4,036

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

EXTRA FEATURES

861824 WORTHINGTON DR, YULEE

REVIEW DATE03/14/2018BYSBXTotal Acres: 0.00Total Land Value: 80,000Market: 0Agricultural: 0Common: 80,000PRINTED 08/02/2023 BY SYS