

LOT 2  
IN OR 2230/1913  
OCEAN DUNES PB 4/54

MAMONE MICHAEL J  
1875 MISSION STREET #103  
SAN FRANCISCO, CA 94103

2024

00-00-30-0450-0002-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 17 | CB STUCCO 100  |
| Roof Structur            | 02 | SHED 100       |
| Roof Cover               | 04 | BUILT-UP 100   |
| Interior Wall            | 04 | PLYWOOD 100    |
| Interior Floo            | 12 | HARDWOOD 50    |
| Interior Floo            | 18 | SLATE 50       |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 6 100          |
| Bathrooms                |    | 6.5 100        |
| Frame                    | 03 | MASONRY 100    |
| Stories                  |    | 3. 100         |
| Units                    |    | 0 100          |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 06      | Quality Level 06 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 03      |
| NEIGHBORHOOD/LOC | 1053.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAL       | 60               | 15          | 9            | 5,971                |
| BAL       | 168              | 15          | 25           | 16,587               |
| BAL       | 312              | 15          | 47           | 31,183               |
| BAS       | 72               | 100         | 72           | 47,769               |
| BAS       | 184              | 100         | 184          | 122,077              |
| BAS       | 290              | 100         | 290          | 192,403              |
| BAS       | 703              | 100         | 703          | 466,412              |
| BAS       | 2,175            | 100         | 2,175        | 1,443,026            |
| FGR       | 389              | 55          | 214          | 141,980              |
| FGR       | 642              | 55          | 353          | 234,201              |
| TOTALS    | 10,465           |             | 6,777        | 4,496,268            |

| EXTRA FEATURES |            |             |     |     |   |   |          |    |           |
|----------------|------------|-------------|-----|-----|---|---|----------|----|-----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R     |
| 1              | 0855       | CONC PAVER  | 0   | 0   | 0 | 0 | 2,476.00 | SF | 10.00     |
| 2              | 0409       | ELEVATOR R  | 0   | 0   | 0 | 0 | 1.00     | UT | 15,300.00 |
| 3              | 0861       | POOL GUNIT  | 0   | 0   | 0 | 0 | 459.00   | SF | 85.00     |
| 4              | 0871       | POOL HTR R  | 0   | 0   | 0 | 0 | 1.00     | UT | 2,000.00  |
| 5              | 0502       | FP-CUSTOM   | 0   | 0   | 0 | 0 | 2.00     | UT | 10,000.00 |
| 6              | 0416       | DUNEWALKS   | 0   | 0   | 0 | 0 | 1,208.00 | SF | 30.00     |
| 7              | 1243       | WD DECK F   | 0   | 0   | 0 | 0 | 200.00   | SF | 8.00      |
| 8              | 0462       | ST/AL FNC   | 0   | 0   | 0 | 0 | 1,200.00 | SF | 10.00     |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |        |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH  | TOT LND UTS |
| 1                | 000120   | C   | SFR OCN FT           | 0   |     | RSF-1    | 85.00 | 400.00 | 85.00       |

| MARKET ADJUSTMENTS     |     |           |             |                |                |      |      |      |      |      |        |
|------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0500                   | 22  | 6,777     | 442.3080    | 663.46         | 4,496,268      | 2023 | 2023 | 0    | 0    | 0.00 | 100.00 |
| 1 SFR CUST - 0% - 2024 |     |           |             |                |                |      |      |      |      |      |        |
| Heated Area: 4829      |     |           |             |                |                |      |      |      |      |      |        |
| HX Base Yr             |     |           |             |                |                |      |      |      |      |      |        |
|                        |     |           |             |                |                |      |      |      |      |      |        |

\*\* This building has 35 Sub-Areas

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 150,915     |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 150,915     |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |             |
|---------------------------|--|--|-------------|
| VALUATION SUMMARY         |  |  | PAGE 1 of 1 |
| VALUATION BY              |  |  | STANDARD    |
| Tax Group: 8              |  |  | Tax Dist:   |
| BUILDING MARKET VALUE     |  |  | 4,496,268   |
| TOTAL MARKET OB/XF VALUE  |  |  | 150,915     |
| TOTAL LAND VALUE - MARKET |  |  | 1,402,500   |
| TOTAL MARKET VALUE        |  |  | 6,049,683   |
| SOH/AGL Deduction         |  |  | 0           |
| ASSESSED VALUE            |  |  | 6,049,683   |
| TOTAL EXEMPTION VALUE     |  |  | 0           |
| BASE TAXABLE VALUE        |  |  | 6,049,683   |
| TOTAL JUST VALUE          |  |  | 6,049,683   |
| NCON VALUE                |  |  | 4,647,183   |
| INCOME VALUE              |  |  |             |
| PREVIOUS YEAR MKT VALUE   |  |  | 1,402,500   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20002563   | CO          |         | 07/07/2023 |
| B2002563   | NEW CONSTR  | 796,642 | 03/20/2020 |

| SALES DATA                     |            |           |     |     |        |
|--------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD |
| 2230/1913                      | 10/16/2018 | WD        | Q   | V   | 01     |
| GRANTOR: GOODSSELL RICHARD B   |            |           |     |     |        |
| GRANTEE: MAMONE MICHAEL J      |            |           |     |     |        |
| 1815/1668                      | 9/21/2012  | WD        | Q   | V   | 01     |
| GRANTOR: ISAACS JOHN H & TERES |            |           |     |     |        |
| GRANTEE: GOODSSELL RICHARD B   |            |           |     |     |        |

| BUILDING NOTES                                                                                                                     |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2024;ORIG=108,60] E3 E3 E37 N5 N8 W20 N4 N2 E23 D1.11L0.1 D4.1R0.1 E5 N15 E30 N21 W25 N2 W27 S18 W7 S4 S7 W7 S4 W15 S18 \$ |  |  |  |  |  |  |  |  |  |
| FUS=[YR=2024;ORIG=146,80] W26 S19 W14 S5 W8.1 D7R0.1 E1 S4 W4 S5 W4 S13 E27 N6 N8 W8 N4 W6 N5 E18 S5 E1 S4 E4 N15 E19 N21 N3 \$    |  |  |  |  |  |  |  |  |  |
| FST=[YR=2024;ORIG=60,13] W13 N2 W27 S18 S5 E40 N21 \$                                                                              |  |  |  |  |  |  |  |  |  |
| UOP=[YR=2024;ORIG=20,80] S6 W10 S14 W14 S10 E27 N15 E20 N15 W23 \$                                                                 |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2024;ORIG=73,73] N14 E2 N13 E25 S14 S13 W27 \$                                                                             |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2024;ORIG=6,39] W24 S32 E10 N8 E13 N14 E1 N10 \$                                                                           |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2024;ORIG=123,35] W24 S2 W9 W6 W2 S1 W7 S8 E25 S14 E8                                                                      |  |  |  |  |  |  |  |  |  |