LOT 19
IN OR 1373/1467
CALICO WOODS PB 6/374

MBOME CHRISTIANA V
1712 DUNSMUIR WAY
PLUMAS LAKE, CA 95961-9074

2024

03-1S-24-021W-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

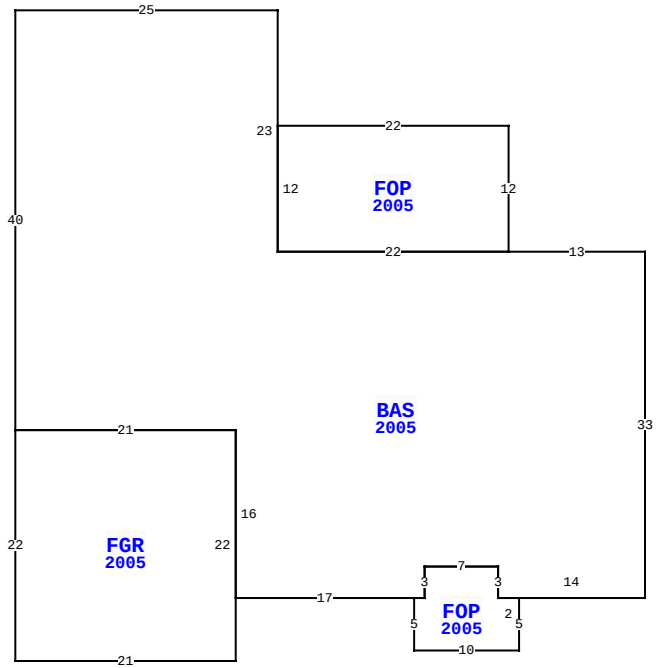
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,198	100	2,198	239,750
FGR	462	55	254	27,705
FOP	71	30	21	2,290
FOP	264	30	79	8,617
TOTALS	2,995		2,552	278,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,552	95.4720	119.34	304,556	2005	2005	0	0	0	8.60	91.40

1 SNGL FAM – 0% - 0 Heated Area: 2198 HX Base Yr



9438 FORD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/02/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	278,364
TOTAL MARKET OB/XF VALUE	7,027
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	320,391
SOH/AGL Deduction	9,582
ASSESSED VALUE	310,809
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	310,809
TOTAL JUST VALUE	320,391
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15430	ELEC OTHER	2,000	08/01/2005
M10180	TANKS/BLRS	0	08/01/2005
B15617	NEW CONSTR	161,976	07/01/2005
P09751	OTHER	0	07/01/2005
R07909	REPAIR/RRF	2,800	07/01/2005
WE050374	XFOB	0	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/1467	12/13/2005	WD	Q	I		244,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MBOME CHRISTIANA V						
1211/0821	3/01/2004	WD	U	V	19	405,700
GRANTOR: RAYLAND LLC						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 FOP=[YR=2005] N12 W22 S12 E22$ W22 N23 W25 S40 FGR=[YR=2005] S22 E21 N22 W21$ E21 S16 E17 FOP=[YR=2005] S5 E10 N5 W2 N3 W7 S3 W1$ E1 N3 E7 S3 E14 N33$.

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	0812	CONCRETE C	0	0	0	0	1,854.00	SF	4.00	4.00	100	2005	2005	3	86	6,378	
2	0473	VF 3 RAIL	0	0	0	0	80.00	LF	7.50	7.50	100	2005	2005	3	66	396	
3	1127	BRICK 8"	0	0	0	0	24.00	SF	11.00	11.00	100	2005	2005	3	96	253	

LAND DESCRIPTION

TOTAL OB/XF 7,027

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	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/30/2022 BY TWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS