

SALAZAR GERARDO DAVID &/ESPINOZA-SALAZAR LESLIE D
9572 LOS ANGELES STREET
BELLFLOWER, CA 90706

09-2N-27-0230-0013-0000

BUILDING CHARACTERISTICS

ELEMENT	CD
Exterior Wall	30 VINYL 100
RooF Structur	03 GABLE/HIP 100
RooF Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 70
Interior Floo	13 LVT/LAMNT 30
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	04 Quality Level 04
DOR CODE	0100SINGLE FAMILY
MAP NUM	MKT AREA 04
NEIGHBORHOOD/LOC	4050.00
AREA TYPE	TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS	1,448 100 1,448 153,434
FGR	237 55 130 13,775
FOP	97 30 29 3,073
UOP	512 20 102 10,808
TOTALS	2,294 1,709 181,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,709	123.5850	117.41	200,654	2003	2003	0	0	9.75	90.25

1 SINGLE FAM - 0% - 2023Heated Area: 1448HX Base Yr

The floor plan shows a main rectangular building footprint with several smaller additions. The main rectangle has a width of 32 units and a depth of 18 units. There are various setbacks and internal divisions indicated by dimension lines. Labels include UOP 2011, BAS 2003, FGR 2003, and FOP 2003.

NASSAU COUNTY PROPERTY

VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		181,090	
TOTAL MARKET OB/XF VALUE		2,476	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		233,566	
SOH/AGL Deduction		0	
ASSESSED VALUE		233,566	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		233,566	
TOTAL JUST VALUE		233,566	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		225,495	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2604/0946	11/21/2022	WD Q	I		01	325,000

GRANTOR: MATTHEW 25 INVESTMENT
GRANTEE: SALAZAR GERARDO & L
2588/0019 8/31/2022 WD Q I 01 240,000
GRANTOR: AYARS CARL E & BONNIE
GRANTEE: MATTHEW 25 INVESTM

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2011] W32 S16 BAS=[YR=2003] W13 S39 E18
FOP=[YR=2003] S3 E9 N3 E7 FGR=[YR=2003] E11 N21 W8 N2 W3
S23 \$ N5 W14 S5 W2 \$ E2 N5 E14 N18 E3 S2 E8 N18 W32\$ E32
N16\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

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	
1	0810	CONCRETE A	0	0	0	0	459.00 SF	6.50	6.50	100	2003	2003	3	83	2,476	

86214 AUGUSTUS AVE, YULEE

BLD DATE 03/20/2023 NW LGL DATE
XF DATE LAND DATE
INC DATE AG DATE

TOTAL OB/XF

2,476															
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REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS