

PT NE1/4 OF NW1/4
IN OR 2596/482
ESMT IN OR 1513/935

ROSS ANNA LILLIE
2671 SANTEE TRAIL
PRIOR LAKE, MN 55372

2024

12-2N-24-0000-0001-0070



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 80
Exterior Wall	31 HARDIE BRD 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMNT 70
Interior Floor	14 CARPET 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

Quality	05	Quality Level 05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,846	100	1,846	179,282
FOP	56	30	17	1,651
FOP	240	30	72	6,992
TOTALS	2,142		1,935	187,926

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	1	0	0	1.00	UT	3,500.00	3,500.00	100	2024

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	0		OR	0.00	0.00	1.00	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,935	130.8000	98.10	189,824	2022	2022	0	0	1.00	99.00
1 M/H 94+ - 0% - 2024											
Heated Area: 1846											
HX Base Yr											

45074 ARIELS TRL, CALLAHAN											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
06/13/2023 MLU											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 6											
Tax Dist:											
BUILDING MARKET VALUE											
187,926											
TOTAL MARKET OB/XF VALUE											
3,500											
TOTAL LAND VALUE - MARKET											
30,000											
TOTAL MARKET VALUE											
221,426											
SOH/AGL Deduction											
0											
ASSESSED VALUE											
221,426											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
221,426											
TOTAL JUST VALUE											
221,426											
NCON VALUE											
191,426											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
30,000											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008187	CO ISSUED		06/27/2023
22018454	MH MOVE-ON	0	12/15/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2596/0482	10/07/2022	SW	U	V	11	100	
GRANTOR: DOUGLAS JAMES RICHARD							
GRANTEE: ROSS ANNA LILLIE F/							
2594/1533	10/07/2022	SW	U	V	11	100	
GRANTOR: DOUGLAS JAMES RICHARD							
GRANTEE: DOUGLAS JAMES RICHARD							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=130,0] W54 S29 E3 S14 E15 N1 E7 N7 E8 N5											
E15 N15 E6 N15 \$											
FOP=[YR=2024;ORIG=101,35] E8 S7 W8 N7 \$											
FOP=[YR=2024;ORIG=130,0] E16 S15 W16 N15 \$											