PT OF LOT 49 SEC 47
IN OR 2690/504
EAST CALLAHAN SUB PB 1/35

ZOLLER BRUCE ARNOLD/MORRIS JUDY LYNN
171 NORTHVIEW STREET
PRESCOTT, AZ 86305

2024

28-2N-25-3060-0049-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

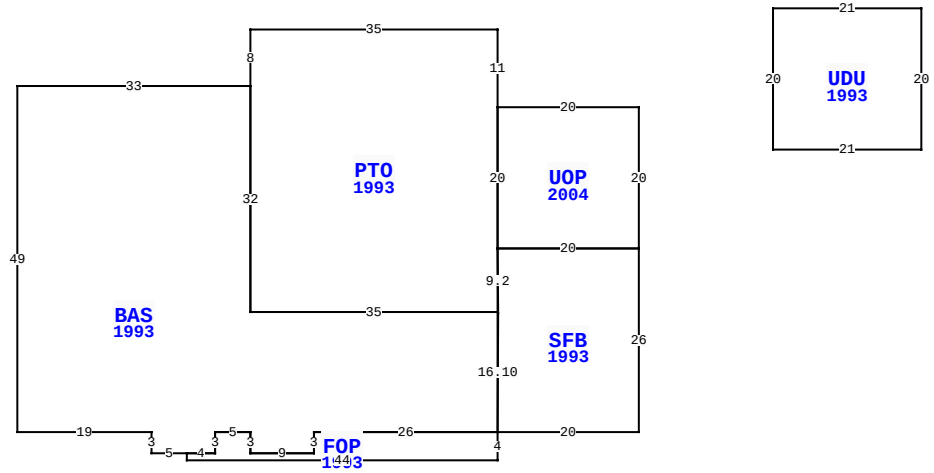
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,266	100	2,266	143,733
FOP	137	30	41	2,601
PTO	1,400	5	70	4,440
SFB	519	80	415	26,324
UDU	420	55	231	14,652
UOP	400	20	80	5,075
TOTALS	5,142		3,103	196,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,103	104.3280	99.11	307,538	1957	1965	0	0	0	36.00	64.00

1 SINGLE FAM – 100% - 0 Heated Area: 2681 HX Base Yr



45121 STRATTON RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		196,824
TOTAL MARKET OB/XF VALUE		4,920
TOTAL LAND VALUE - MARKET		91,700
TOTAL MARKET VALUE		293,444
SOH/AGL Deduction		137,088
ASSESSED VALUE		156,356
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		101,356
TOTAL JUST VALUE		293,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,961

EXTERIOR WALL IS AVG(WD) BRICK & BLOCK
30X40 UDG NO VALUE (NO ROOF)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5619	CHNGE SRVC	400	01/10/1989
5361	REPAIR/RRF	5,600	12/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2690/504	1/16/2024	QC	U	I	11	100
GRANTOR: ZOLLER ARNOLD W						
GRANTEE: ZOLLER BRUCE ARNOLD						
0099/0525	1/01/1970	TA	U	I		52,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-35,8] W33 S49 E19 S3 E5 E4 N3 E5 S3 E9 N3 E26 N17 W35 N32 $
PTO=[YR=1993;ORIG=0,0] W35 S8 S32 E35 N9 N20 N11 $
SFB=[YR=1993;ORIG=0,57] E20 N26 W20 D9.2R0.1 D16.10L0.1 $
UDU=[YR=1993;ORIG=39,17] E21 N20 W21 S20 $
FOP=[YR=1993;ORIG=-44,60] S1 E44 N4 W26 S3 W9 N3 W5 S3 W4 $
UOP=[YR=2004;ORIG=20,31] N20 W20 S20 E20 $
PTR=[ORIG=0,0] E15 W15 $
.

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	0803	ASPHALT C	0	100	0	0	4,920.00	SF	2.00	2.00	100	1980	1980	3	50	4,920	

LAND DESCRIPTION

TOTAL OB/XF 4,920

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	000100	C	SFR	100		OR	242.00	490.00	2.62	AC		1.00	1.00	1.00	35,000.00	35,000.00	91,700							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.62 Total Land Value: 91,700 Market: 0 Agricultural: 0 Common: 91,700 PRINTED 08/06/2024 BY SYS