PT NE1/4 OF NE1/4
SEC 31-4N-24E IN OR 2700/810
PARCELS 1 & 2

BOC ENTERPRISES LLC
30777 RANCHO CALIFORNIA RD
TEMECULA, CA 92591

2024

31-4N-24-2020-0063-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

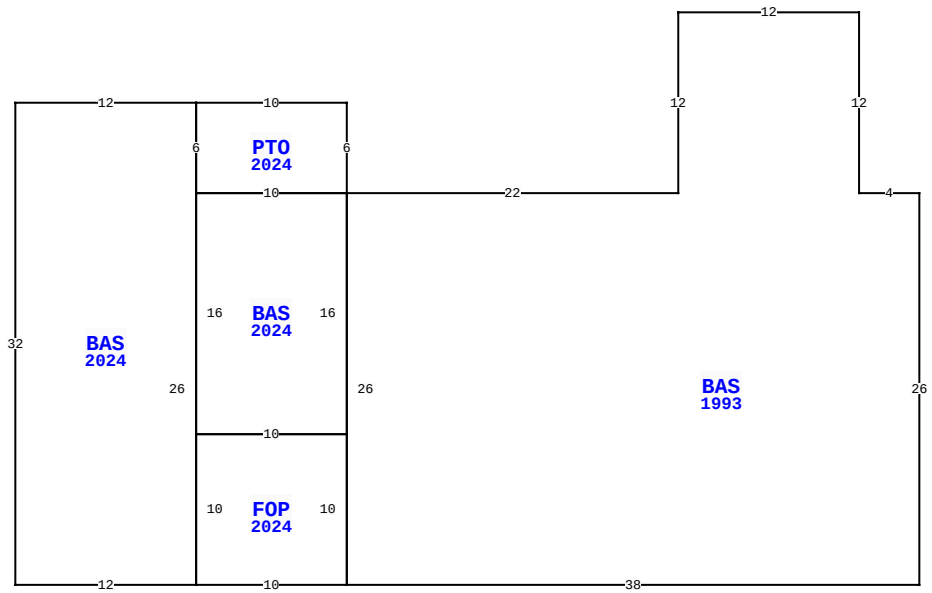
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,132	100	1,132	151,175
BAS	160	100	160	21,368
BAS	384	100	384	51,282
FOP	100	30	30	4,007
PTO	60	5	3	400
TOTALS	1,836		1,709	228,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,709	111.0000	138.75	237,124	1951	2015	0	0	0	3.75	96.25

1 SNGL FAM – 0% - 2024 Heated Area: 1676 HX Base Yr



553187 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/31/2024 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	228,232
TOTAL MARKET OB/XF VALUE	874
TOTAL LAND VALUE - MARKET	81,900
TOTAL MARKET VALUE	311,006
SOH/AGL Deduction	0
ASSESSED VALUE	311,006
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	311,006
TOTAL JUST VALUE	311,006
NCON VALUE	211,244
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001891	REPAIR/RRF	6,500	02/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2700/810	3/13/2024	WD	Q	I	01	418,000
GRANTOR: ZANDER ERIC						
GRANTEE: BOC ENTERPRISES LLC						
2618/1187	2/06/2023	WD	U	I	37	160,000
GRANTOR: DEAD ZERO PERFORMANCE						
GRANTEE: ZANDER ERIC S & SAM						

BUILDING NOTES

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	0810	CONCRETE A	0	0	0	0	168.00	SF	6.50	6.50	100	2001	2001	3	80	874	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W4 N12 W12 S12 W22 S26 E38 N26 $
BAS=[YR=2024;ORIG=-48,0] N6 W12 S32 E12 N26 $
BAS=[YR=2024;ORIG=-38,0] W10 S16 E10 N16 $
FOP=[YR=2024;ORIG=-48,16] S10 E10 N10 W10 $
PTO=[YR=2024;ORIG=-48,-6] E10 S6 W10 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 874

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	001000	C	COMMERCIAL	0	0004	OR	0.00	0.00	2.73	AC		1.00	1.00	1.00	30,000.00	30,000.00	81,900							

REVIEW DATE 06/16/2023 BY WW Total Acres: 2.73 Total Land Value: 81,900 Market: 0 Agricultural: 0 Common: 81,900 PRINTED 08/06/2024 BY SYS