LOT 21
BRANCH CREEK PB 7/343

TAH HOLDING LP
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

2024

32-2N-25-019B-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

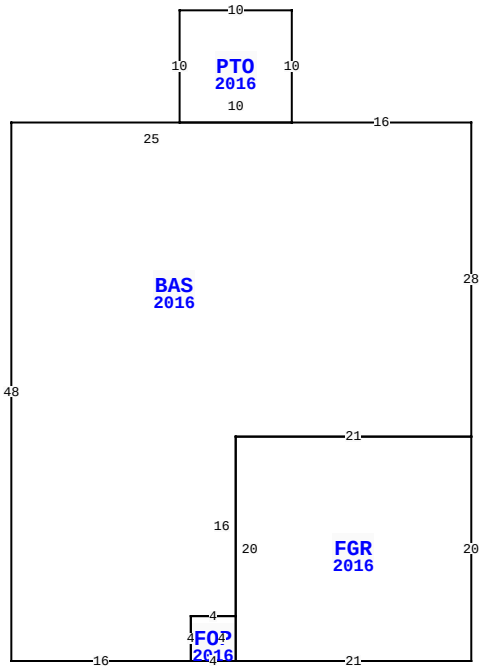
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,532	100	1,532	202,189
FGR	420	55	231	30,487
FOP	16	30	5	659
PTO	100	5	5	659
TOTALS	2,068		1,773	233,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,773	111.4350	139.29	246,961	2016	2016	0	0	0	5.25	94.75

1 SNGL FAM – 0% - 2024 Heated Area: 1532 HX Base Yr



45197 WEAVER CIR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	233,996
TOTAL MARKET OB/XF VALUE	4,012
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	278,008
SOH/AGL Deduction	0
ASSESSED VALUE	278,008
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	278,008
TOTAL JUST VALUE	278,008
NCON VALUE	14,565
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4017	NEW CONSTR	0	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2674/1041	10/13/2023	WD	Q	I	01	311,000
GRANTOR: JONES DEANNA						
GRANTEE: TAH HOLDING LP						
2073/1032	9/16/2016	WD	Q	I	01	150,000
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: JONES DEANNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W16 PTO=[YR=2016] N10 W10 S10 E10$ W25 S48 E16 FOP=[YR=2016] E4 FGR=[YR=2016] E21 N20 W21 S20$ N4 W4 S4$ N4 E4 N16 E21 N28$.

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	643.00	SF	6.50	6.50	100	2016	2016	3	96	4,012	

LAND DESCRIPTION

TOTAL OB/XF 4,012

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	0	0003	RL	0.00	0.00	1.00	UT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS