PT OF LOT Z
PT OR 2516/1196
JIFFY MARKET

CALLAHAN RENTALS LLC/WENDY LUNG TRUST ET AL
1630 RIVIERA AVENUE
WALNUT CREEK, CA 94596

2024

37-1N-25-299C-000Z-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	04	PLYWOOD 50
Interior Floo	05	ASPH TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

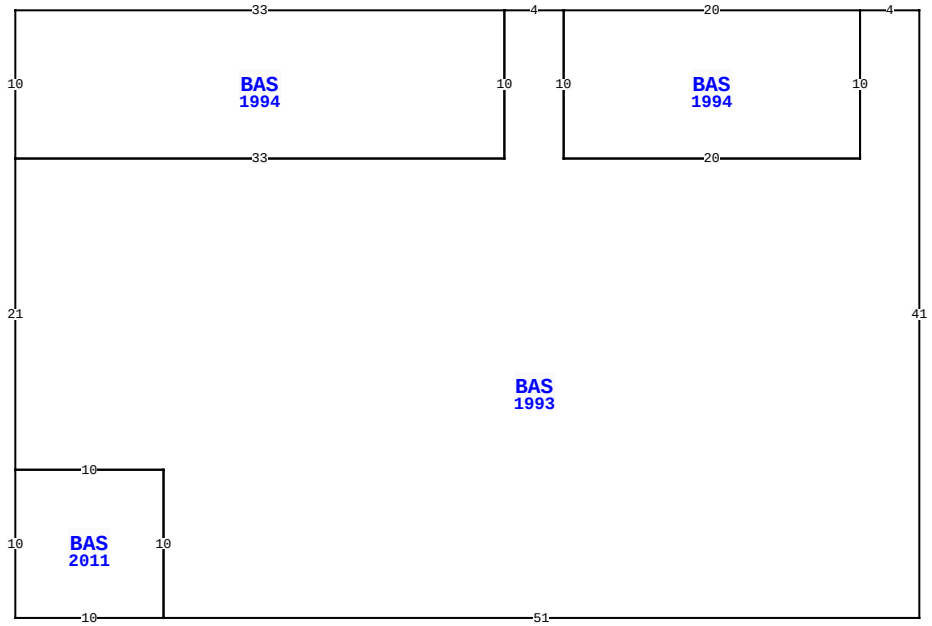
DOR CODE	1410	CONVENIENCE STORES	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,871	100	1,871	98,261
BAS	200	100	200	10,504
BAS	330	100	330	17,331
BAS	100	100	100	5,252
TOTALS	2,501		2,501	131,347

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1402	04	2,501	87.9840	111.74	279,462	1975	1985	0	0	0	53.00	47.00

1 CONVESTORE – 0% - 0 Heated Area: 2501 HX Base Yr



540684 LEM TURNER RD, CALLAHAN

BLD DATE	07/12/2021	KK	LGL DATE	
XF DATE	07/12/2021	KK	LAND DATE	07/12/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	131,347
TOTAL MARKET OB/XF VALUE	35,225
TOTAL LAND VALUE - MARKET	43,200
TOTAL MARKET VALUE	209,772
SOH/AGL Deduction	21,483
ASSESSED VALUE	188,289
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,289
TOTAL JUST VALUE	209,772
NCON VALUE	0
INCOME VALUE	4,607,410
PREVIOUS YEAR MKT VALUE	198,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530166	96 SF STG SHED	4,118	04/01/2015
E1428030	ELEC OTHER	0	08/01/2014
E1428031	ELEC OTHER	0	08/01/2014
B23579	ADDITION	1,600	05/01/2010
E10388	CHNGE SRVC	300	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2516/1196	11/23/2021	SW	Q	I	05	685,000
GRANTOR: ANTAR PROPERTIES LLC						
GRANTEE: CALLAHAN RENTALS LL						
1662/1740	2/11/2010	WD	U	I	30	100
GRANTOR: ANTAR MOHAMED HISHAM						
GRANTEE: ANTAR PROPERTIES LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 BAS=[YR=1994] W20 S10 E20 N10$ S10 W20 N10 W4 BAS=[YR=1994] W33 S10 E33 N10$ S10 W33 S21 BAS=[YR=2011] S10 E10 N10 W10$ E10 S10 E51 N41$.

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	0	0	0	16,193.00	SF	2.00	2.00	100	1985	1985	3	50	16,193	
2	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1992	1992	3	30	1,518	
3	0524	PUMP ISLND	0	0	5	3	15.00	SF	4.50	4.50	100	2012	2012	3	98	66	
4	0812	CONCRETE C	0	0	0	0	1,201.00	SF	4.00	4.00	100	1985	1985	3	47	2,258	
5	4950	BOLLARD	0	0	0	0	25.00	UT	100.00	100.00	100	1995	1995	3	100	2,500	
6	0424	CL FNC 6'	0	0	0	0	44.00	LF	20.00	20.00	100	1995	1995	3	36	317	
7	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1995	1995	3	36	252	
8	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	1992	1992	3	30	300	
9	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1992	1992	3	30	270	
10	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	100	1998	1998	3	20	160	

TOTAL OB/XF 23,834

LAND DESCRIPTION

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	001410	C	CONV STORE	0	0004	CN	100.00	150.00	15,000.00	SF		1.00	1.00	1.00	2.88	2.88	43,200							

REVIEW DATE 07/12/2021 BY KK Total Acres: 0.00 Total Land Value: 43,200 Market: 0 Agricultural: 0 Common: 43,200 PRINTED 08/06/2024 BY SYS

PT OF LOT Z
PT OR 2516/1196
JIFFY MARKET

CALLAHAN RENTALS LLC/WENDY LUNG TRUST ET AL
1630 RIVIERA AVENUE
WALNUT CREEK, CA 94596

2024

37-1N-25-299C-000Z-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1410	CONVENIENCE STORES	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE	07/12/2021	KK	LGL DATE
XF DATE	07/12/2021	KK	LAND DATE 07/12/2021 KK
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	131,347
TOTAL MARKET OB/XF VALUE	35,225
TOTAL LAND VALUE - MARKET	43,200
TOTAL MARKET VALUE	209,772
SOH/AGL Deduction	21,483
ASSESSED VALUE	188,289
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,289
TOTAL JUST VALUE	209,772
NCON VALUE	0
INCOME VALUE	4,607,410
PREVIOUS YEAR MKT VALUE	198,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2516/1196	11/23/2021	SW	Q	I	05	685,000
GRANTOR: ANTAR PROPERTIES LLC						
GRANTEE: CALLAHAN RENTALS LL						
1662/1740	2/11/2010	WD	U	I	30	100
GRANTOR: ANTAR MOHAMED HISHAM						
GRANTEE: ANTAR PROPERTIES LL						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0422	CL FNC 4'	0	0	0	0	17.00	LF	15.00	15.00	100	2005	2005	3	66	168	
12	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	66	198	
13	4310	CANOPIES F	0	0	30	24	720.00	UT	22.75	22.75	100	2014	2014	3	55	9,009	
14	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	2015	2015	3	70	2,016	

LAND DESCRIPTION

TOTAL OB/XF 11,391

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

REVIEW DATE 07/12/2021 BY KK Total Acres: 0.00 Total Land Value: 43,200 Market: 0 Agricultural: 0 Common: 43,200 PRINTED 08/06/2024 BY SYS