

LOT 4
IN OR 1488/1896
WINDWARD COVE PB 5/294

SIMPSON RALPH K & MARIE K
23 NAVARRE
IRVINE, CA 92612

2025

00-00-30-090C-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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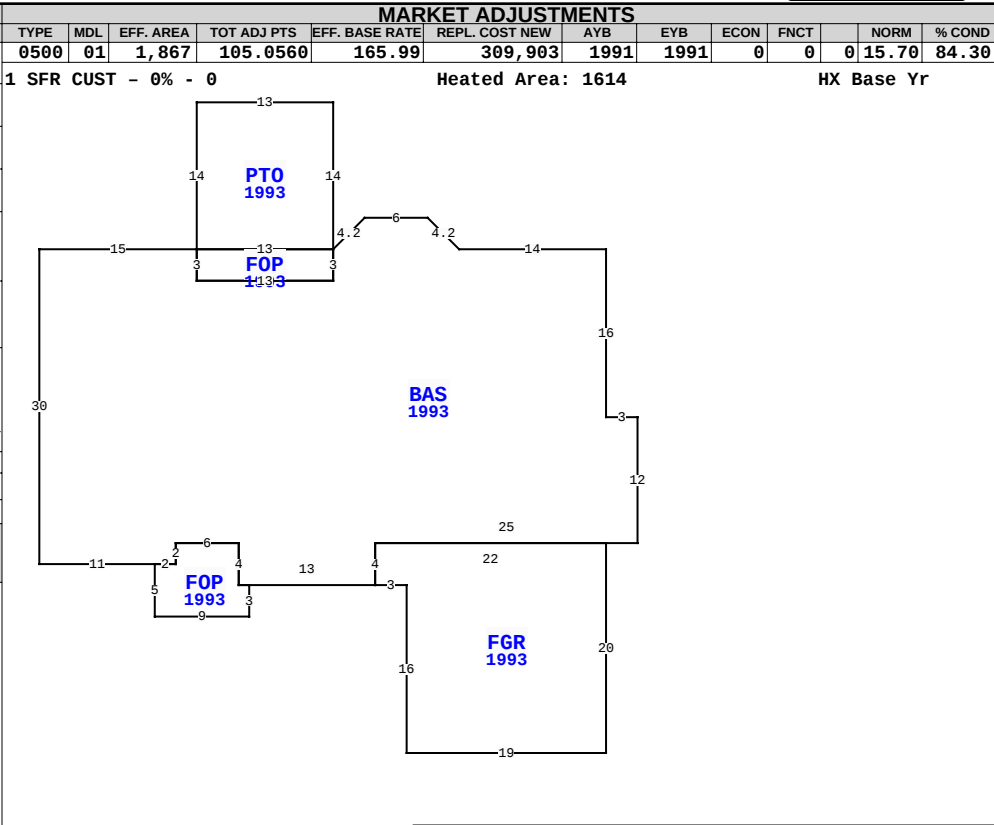
NEIGHBORHOOD/LOC	3031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,614	100	1993	1,614	225,846
FGR	392	55	1993	216	30,225
FOP	39	30	1993	12	1,679
FOP	55	30	1993	16	2,239
PTO	182	5	1993	9	1,259

TOTALS	2,282			1,867	261,248
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	757.00	SF	5.20
3	0810	CONCRETE A	0	0	30	3	90.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-2	0.00	0.00	1.00



BLD DATE	02/12/2008	DJ	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1991	1991	3	68	2,380	
100	1991	1991	3	59.5	2,342	
100	1991	1991	3	59.5	348	

TOTAL OB/XF									
5,070									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	261,248		
TOTAL MARKET OB/XF VALUE	5,070		
TOTAL LAND VALUE - MARKET	250,000		
TOTAL MARKET VALUE	516,318		
SOH/AGL Deduction	95,138		
ASSESSED VALUE	421,180		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	421,180		
TOTAL JUST VALUE	516,318		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	462,671		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7010	NEW CONSTR	57,155	02/21/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1488/1896	3/29/2007	WD	Q	I		300,000	
GRANTOR: HARRIS MARGIE M							
GRANTEE: SIMPSON RALPH K & M							
1201/1688	1/15/2004	PR	Q	I	06	100	
GRANTOR: HARRIS MARGIE M P/R							
GRANTEE: HARRIS MARGIE M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W14 U3 L3 W6 D3 L3 PTO=[YR=1993] N14 W13 S14 FOP=[YR=1993] S3 E13 N3 W13\$E13 \$ S3 W13 N3 W15 S30 E11FOP=[YR=1993] S5 E9 N3 W1 N4 W6 S2 W2\$ E2 N2 E6 S4 E13 FGR=[YR=1993] E3S16 E19 N20 W22 S4\$ N4 E25 N12W3 N16\$.									