

TULE RIVER HOMEBUYER EARNED EQUITY AGENCY LLC
31071 CA-190
PORTERVILLE, CA 93257

07-3N-26-0000-0006-0050



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories Units

BUD8 Adjustme

Occupancy

16WD FR STUC 100

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 80

12HARDWOOD 20

03CENTRAL 100

04AIR DUCTED 100

4 100
2 100

02WOOD FRAME 100

1. 1. 100
0 100

04DIST 01 100

00NONE 100

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

03Quality Level 03

0100SINGLE FAMILY

MKT AREA05

5001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,152

100

1993

1,152

111,300

BAS

400

100

2017

400

38,646

FSP

110

40

1993

44

4,251

FSP

160

40

2017

64

6,183

TOTALS

1,822

1,660

160,381

EXTRA FEATURES

L N

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 0940

SHEDS/PORT

0 0

6 8

48.00 SF

20.10

20.10

100

1989

1989

3

20

193

2 0940

SHEDS/PORT

0 0

9 9

81.00 SF

20.10

20.10

100

1980

1980

3

20

326

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

RES

0

OR

0.00

0.00

1.18 AC

1.00

1.00

1.00

45,000.00

45,000.00

53,100

REVIEW DATE

05/10/2024

BY

TWA

Total Acres:

1.18

Total Land Value:

53,100

Market:

0

Agricultural:

0

Common:

53,100

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,660

113.0000

113.00

187,580

1977

1995

0

0

0

14.50

85.50

1 SINGLE FAM - 0% - 2025

Heated Area: 1552

HX Base Yr

8

20

20

20

20

8

20

20

24

24

34

14

5

22

22

BAS 2017

BAS 2017

BAS 1993

FSP 2017

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

57066 ALDERMAN DR, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

160,381

519

53,100

214,000

0

214,000

0

214,000

214,000

0

0

218,940

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2699/140

2/29/2024

WD

Q

I

01

255,000

GRANTOR:BIERY JAMES S JR

GRANTEE:TULE RIVER HOMEBUYE

2231/0628

10/16/2018

WD

Q

I

01

160,000

GRANTOR:BOZEMAN AMBER N

GRANTEE:BIERY JAMES S JR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W20 W28 S24 E14 E34 N24 \$

BAS=[YR=2017;ORIG=-20,0] N20 W20 S20 E20 \$

FSP=[YR=2017;ORIG=-40,-20] W8 S20 E8 N20 \$

FSP=[YR=1993;ORIG=-34,24] S5 E22 N5 W22 \$