IN OR 1626/844

FLOWERS MARIA ANTRONETTE
3611 IMAGE DRIVE
ANCHORAGE, AK 99504

2025

19-2N-25-0000-0148-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

DOR CODE: 0100 SINGLE FAMILY

MAP NUM: | MKT AREA: 08

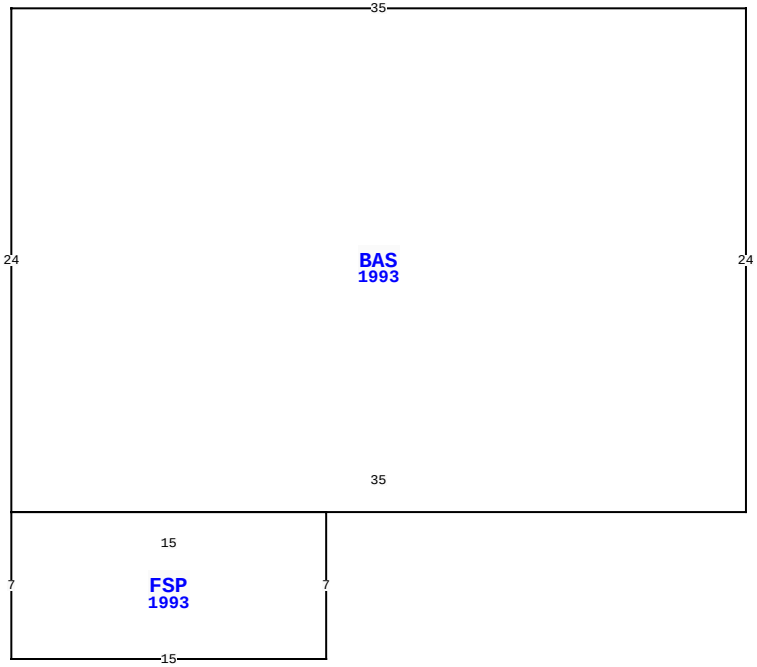
NEIGHBORHOOD/LOC: 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	1993	840	16,982
FSP	105	40	1993	42	849
TOTALS	945			882	17,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	882	50.5440	50.54	44,576	1956	1956	0	0	40	50.00	40.00

1 SINGLE FAM – 0% - 0 Heated Area: 840 HX Base Yr



45031 MADISON LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	17,830
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	8,000
TOTAL MARKET VALUE	25,830
SOH/AGL Deduction	0
ASSESSED VALUE	25,830
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,830
TOTAL JUST VALUE	25,830
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1407	REPAIR/RRF	0	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1626/0844	6/25/2009	QC	U	I	30	100

GRANTOR: MADISON ANNIE MAE

GRANTEE: FLOWERS MARIA ANTRO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 S24 FSP=[YR=1993] S7 E15 N7 W15$E35 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	RES	0	0005	RM	0.00	0.00	1.00	UT		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 8,000 Market: 0 Agricultural: 0 Common: 8,000 PRINTED 07/30/2025 BY SYS