LOTS 1285 & 1286
IN OR 1608/61
R583299 & R583300

LITTLE JASON
16523 BLACKBURN DRIVE
LAMIRADA, CA 90638

2025

23-1N-24-2180-1285-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 100
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
Quality	03	Quality Level 03

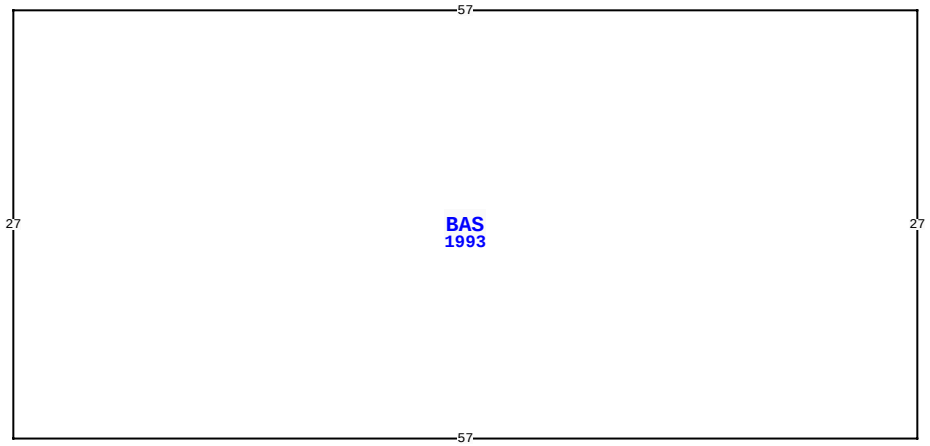
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,539	100	1993	1,539	44,323
TOTALS	1,539			1,539	44,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,539	120.0000	96.00	147,744	1979	1979	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1539 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	44,323
TOTAL MARKET OB/XF VALUE	643
TOTAL LAND VALUE - MARKET	246,500
TOTAL MARKET VALUE	291,466
SOH/AGL Deduction	112,313
ASSESSED VALUE	179,153
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,153
TOTAL JUST VALUE	291,466
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8708	MH MOVE-ON	18,800	10/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1608/0061	2/20/2009	QC	U	I	11	20,000
GRANTOR: LITTLE KENNETH D & TI						
GRANTEE: LITTLE JASON						
0531/1214	11/25/1987	WD	Q	V		20,000
GRANTOR: SNYDER DONALD						
GRANTEE: LITTLE KENNETH D						

33250 RATTLESNAKE TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	0940	SHEDS/PORT	0	0	16	10	160.00	SF	20.10	20.10	100	2000	2000	3	20	643	

BUILDING DIMENSIONS

BAS=[YR=1993] W57 S27 E57 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 643

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	0007	OR	0.00	0.00	20.00	AC		1.00	1.00	0.85	14,500.00	12,325.00	246,500							

REVIEW DATE 05/08/2024 BY TWA Total Acres: 20.00 Total Land Value: 246,500 Market: 0 Agricultural: 0 Common: 246,500 PRINTED 07/30/2025 BY SYS