

LOT 253
IN OR 2087/1
FLORA PARKE UNIT 7A PBK 8/128

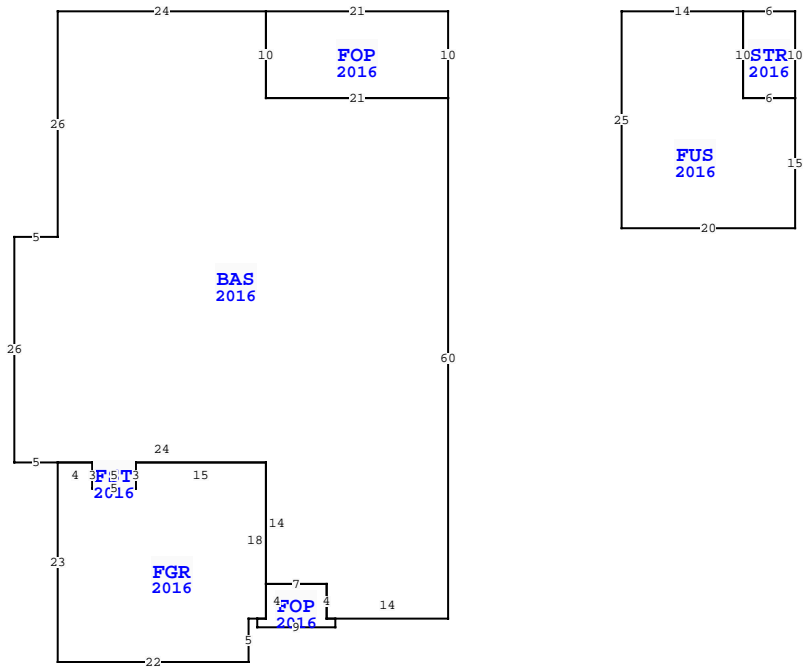
DO QUOC DUY/VO ANH KIEU
10832 FREMONT DR
PARKER, CO 80134

2025

26-2N-28-0555-0253-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,610	100	2016
FGR	527	55	2016
FOP	37	30	2016
FOP	210	30	2016
FST	15	55	2016
FUS	440	100	2016
STR	60	10	2016
TOTALS	3,899		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,428	104.4200	137.83	472,481	2016	2016	0	0	4.00	96.00
1 SNGL FAM - 0% - 2023 Heated Area: 3050 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			453,582
TOTAL MARKET OB/XF VALUE			9,341
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			547,923
SOH/AGL Deduction			0
ASSESSED VALUE			547,923
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			547,923
TOTAL JUST VALUE			547,923
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			516,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632586	CO ISSUED	0	11/23/2016
B1632586	NEW CONSTR	373,493	06/30/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2087/0001	11/30/2016	WD Q	Q	I	01	330,000

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: DO QUOC DUY & ANH K

BUILDING NOTES	
BLD DATE: 04/23/2025 MLU	

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	0811	CONCRETE B	0	0	0	0	536.00	SF	5.20	5.20	100	2016	2016	3	95	2,648	
2	0810	CONCRETE A	0	0	0	0	45.00	SF	6.50	6.50	100	2016	2016	3	95	278	
3	0855	CONC PAVER	0	0	36	18	648.00	SF	10.00	10.00	100	2021	2021	3	99	6,415	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							