

PT OF LOT Z
PT OR 2516/1196
JIFFY MARKET

CALLAHAN RENTALS LLC/WENDY LUNG TRUST ET AL
1630 RIVIERA AVENUE
WALNUT CREEK, CA 94596

2025

37-1N-25-299C-000Z-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	04	PLYWOOD 50
Interior Floor	05	ASPH TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1410	CONVENIENCE STORES

NEIGHBORHOOD/LOC		8026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1, 871	100	1993	1, 871	89,453
BAS	200	100	1994	200	9,562
BAS	330	100	1994	330	15,778
BAS	100	100	2011	100	4,781

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	16,193.00	SF	2.00
2	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00
3	0524	PUMP ISLND	0	0	5	3	15.00	SF	4.50
4	0812	CONCRETE C	0	0	0	0	1,201.00	SF	4.00
5	4950	BOLLARD	0	0	0	0	25.00	UT	100.00
6	0424	CL FNC 6'	0	0	0	0	44.00	LF	20.00
7	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00
8	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00
9	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00
10	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001410	C	CONV STORE	0	0004	CN	100.00	150.00	21,527.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1402	04	2,501	87.9840	108.66	271,759	1975	1985		0	0	56.00	44.00	
1 CONVESTORE - 0% - 0													
Heated Area: 2501													
HX Base Yr													
BAS 1993													

540684 LEM TURNER RD, CALLAHAN				XF DATE						LAND DATE		05/13/2025	DC
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	%	COND	OB/XF MKT VALUE	NOTES		
16,193.00	SF	2.00	2.00	100	1985	1985	3	50		16,193			
2.00	UT	2,530.00	2,530.00	100	1992	1992	3	29		1,467			
15.00	SF	4.50	4.50	100	2012	2012	3	98		66			
1,201.00	SF	4.00	4.00	100	1985	1985	3	44		2,114			
25.00	UT	100.00	100.00	100	1995	1995	3	100		2,500			
44.00	LF	20.00	20.00	100	1995	1995	3	32		282			
2.00	UT	350.00	350.00	100	1995	1995	3	32		224			
2.00	UT	500.00	500.00	100	1992	1992	3	29		290			
2.00	UT	450.00	450.00	100	1992	1992	3	29		261			
1.00	UT	800.00	800.00	100	1998	1998	3	20		160			

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		119,574	
TOTAL MARKET OB/XF VALUE		33,974	
TOTAL LAND VALUE - MARKET		64,581	
TOTAL MARKET VALUE		218,129	
SOH/AGL Deduction		11,011	
ASSESSED VALUE		207,118	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		207,118	
TOTAL JUST VALUE		218,129	
NCON VALUE		0	
INCOME VALUE		4,607,410	
PREVIOUS YEAR MKT VALUE		209,772	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530166	96 SF STG SHED	4,118	04/01/2015
E1428030	ELEC OTHER	0	08/01/2014
E1428031	ELEC OTHER	0	08/01/2014
B23579	ADDITION	1,600	05/01/2010
E10388	CHNGE SRVC	300	11/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2516/1196	11/23/2021	SW	Q	I	05	685,000
GRANTOR: ANTAR PROPERTIES LLC						
GRANTEE: CALLAHAN RENTALS LL						
1662/1740	2/11/2010	WD	U	I	30	100
GRANTOR: ANTAR MOHAMED HISHAM						
GRANTEE: ANTAR PROPERTIES LL						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W4 BAS=[YR=1994] W20 S10 E20 N10\$ S10 W20 N10 W4 BAS=[YR=1994] W33 S10 E33 N10\$ S10 W33 S21 BAS=[YR=2011] S10 E10 N10 W10\$ E10 S10 E51 N41\$.									

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