LOT 17
IN OR 2649/557
NASSAU VILLAGE 5 UNR

YOUNG RANDALL J & BONNIE E
745 VAQUERO DR
MOUNTAIN VIEW, CA 94043

2025

37-1N-25-299E-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

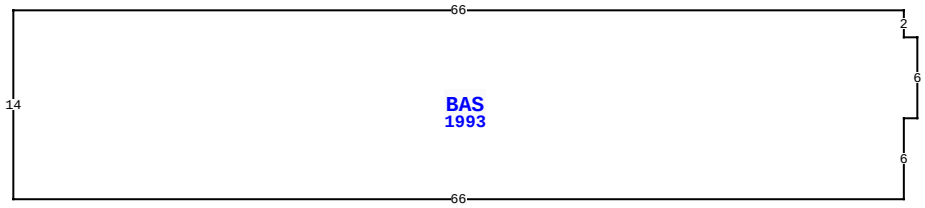
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	930	100	1993	930	17,142
TOTALS	930			930	17,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	930	115.2000	92.16	85,709	1986	1990	0	0	10	70.00	20.00

1 M/H 93- – 0% - 2024 Heated Area: 930 HX Base Yr



54626 MARLEE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	17,142
TOTAL MARKET OB/XF VALUE	127
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	57,269
SOH/AGL Deduction	1,030
ASSESSED VALUE	56,239
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,239
TOTAL JUST VALUE	57,269
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2649/557	6/12/2023	QC	U	I	11	100
GRANTOR: HARRIS TIMOTHY A						
GRANTEE: YOUNG RANDALL J & B						
1546/1322	1/17/2008	QC	U	I	07	100
GRANTOR: LOVE TERESA L						
GRANTEE: HARRIS TIMOTHY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N6 E1 N6 W1 N2$.

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	6	8	48.00	SF	13.20	13.20	100	1993	1993	3	20	127	

LAND DESCRIPTION

TOTAL OB/XF 127

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	0006	RM	125.00	420.00	1.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	40,000							

REVIEW DATE 04/05/2024 BY TWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS