IN OR 2684/1777

NORTH COAST APARTMENTS LLC
5830 E 2ND ST STE 6100
CASPER, WY 82609

2025

37-3N-24-0000-0005-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	31	HARDIE BRD 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Frame	03	MASONRY 100
Story Height		8 100
Units		13 100
BUD8 Adjustme	04	DIST 01 100
Quality	06	Quality Level 06

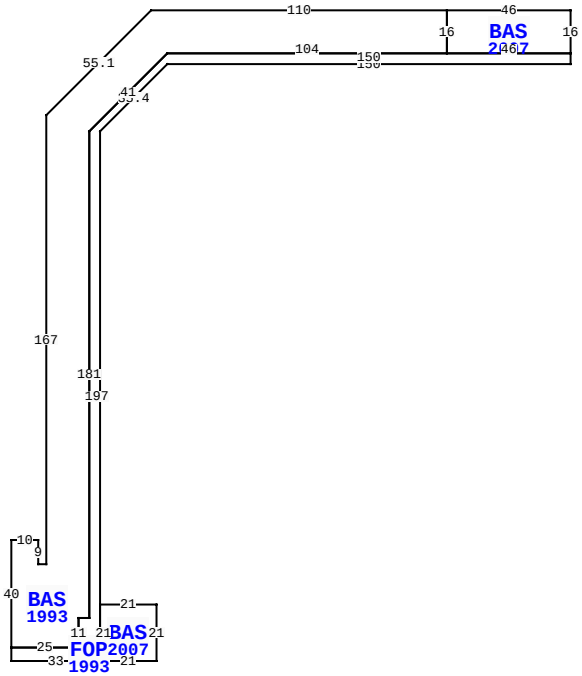
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,029	100	1993	6,029	727,141
BAS	441	100	2007	441	53,188
BAS	736	100	2007	736	88,767
FOP	1,685	30	1993	506	61,027
TOTALS	8,891			7,712	930,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3901	03	7,712	158.6508	143.58	1,107,289	1958	2005	0	0	0	16.00	84.00

1 MOTEL – 0% - 2024 Heated Area: 7206 HX Base Yr



545740 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE	04/17/2025 REA	AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	879,661
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	879,661
SOH/AGL Deduction	0
ASSESSED VALUE	879,661
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	879,661
TOTAL JUST VALUE	879,661
NCON VALUE	0
INCOME VALUE	879,661
PREVIOUS YEAR MKT VALUE	1,133,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2684/1777	12/13/2023	WD	Q	I	01	1,350,000
GRANTOR: NORTH COAST PROPERTIE						
GRANTEE: NORTH COAST APARTME						
2608/0582	12/14/2022	WD	Q	I	05	125,000
GRANTOR: HENDERSON CECIL R & B						
GRANTEE: NORTH COAST PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-46,0] W110 D39L39 S167 W3 N9 W10 S40 E25 N11 E4 N181 U29R29 E104 N16 $
FOP=[YR=1993;ORIG=-208,237] S5 E33 N197 U25R25 E150 N4 W150 D29L29 S181 W4 S11 W25 $
BAS=[YR=2007;ORIG=0,0] W46 S16 E46 N16 $
BAS=[YR=2007;ORIG=-175,242] E21 N21 W21 S21 $
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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	0803	ASPHALT C	0	0	0	0	4,620.00	SF	0.80	0.80	100	1960	1960	3	50	1,848	

LAND DESCRIPTION

TOTAL OB/XF 1,848

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	000300	C	MULTI-FAMILY	0	0004	CG	0.00	0.00	1.02	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,900							

REVIEW DATE 12/13/2023 BY HS Total Acres: 1.02 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS