

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

37-3N-28-0740-0332-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

05 AVERAGE 90

Exterior Wall

21 STONE 10

RooF Structur

03 GABLE/HIP 100

Roof Cover

03 COMP SHNGL 100

Interior Wall

05 DRYWALL 100

Interior Floo

14 CARPET 70

Interior Floo

08 SHT VINYL 30

Air Condition

03 CENTRAL 100

Heating Type

04 AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame Stories

02 WOOD FRAME 100

Units

1. 1. 100

Occupancy

00 NONE 100

Quality

04 Quality Level 04

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4038.00

TOTALS

1,804

1,589

171,500

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A01001015150.00SF6.506.5010020062006386839

20810CONCRETE A0100513153.00SF6.506.5010020062006386855

30810CONCRETE A0100001,500.00SF6.506.50100200620063868,385

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100PUD0.000.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,589118.0242118.02187,53420062006008.5591.45

1 SINGLE FAM - 100% - 2017

Heated Area: 1340

HX Base Yr 2017

BLD DATEXF DATEINC DATE

LGL DELAND DATEAG DATE

05/13/2025MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE171,500

TOTAL MARKET OB/XF VALUE10,079

TOTAL LAND VALUE - MARKET65,000

TOTAL MARKET VALUE246,579

SOH/AGL Deduction101,075

ASSESSED VALUE145,504

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE94,782

TOTAL JUST VALUE246,579

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE236,815

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQUANTITYVALUERSN CD

Sale Price

2791/3045/23/2025WDQI01

250,000

GRANTOR: SEXTON AARON J

GRANTEE: YAMASA CO LTD

1828/163211/30/2012QCUI11100

GRANTOR: SEXTON KATHRYN L

GRANTEE: SEXTON AARON J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N14 FOP=[YR=2006] N10 L5 D5 R5 D5 \$ U5 L5 U5 R5 N28 W15 S4 W15 S41 FGR=[YR=2006] S21 E20 N6 E3 N8 W3 N7 W9 S1W5N1W6\$E6S1E5N1 E9S7E10\$.