

LOT 15  
IN OR 1976/422  
VILLAGES OF WOODBRIDGE #2

HIRSCH RYAN  
1433 MOSAIC GLN  
ESCONDIDO, CA 92029

2025

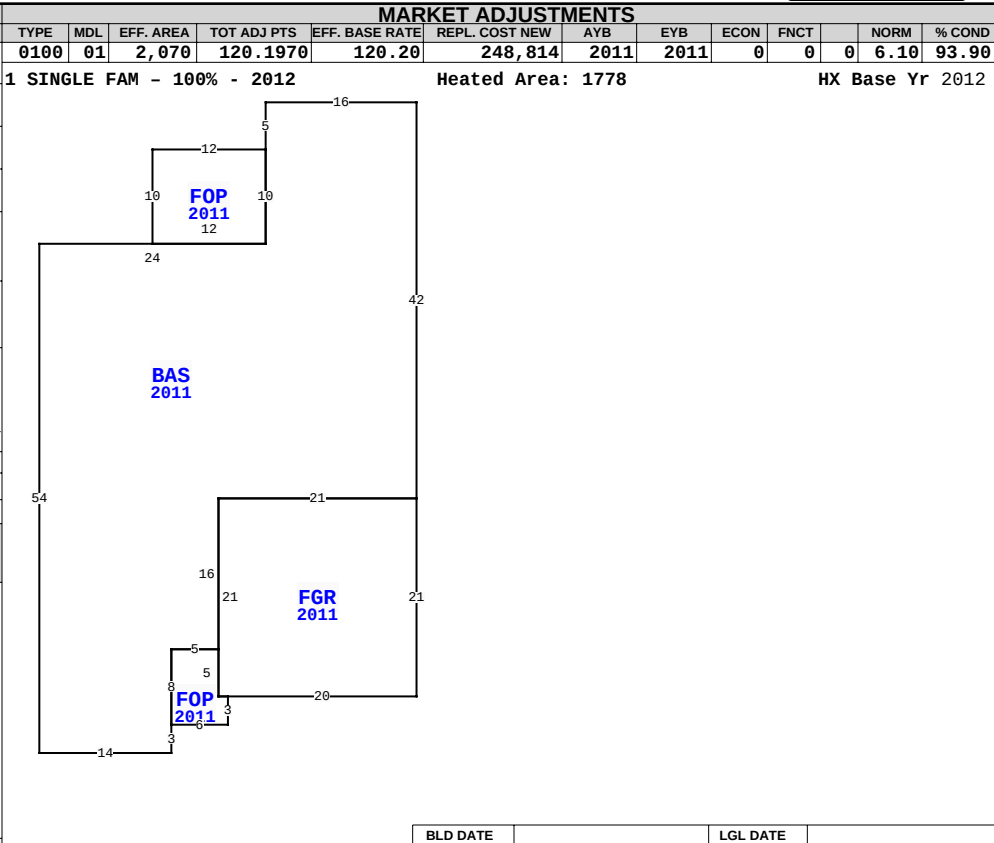
40-2N-28-225V-0002-0150



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 30 | VINYL 80       |
| Exterior Wall            | 16 | WD FR STUC 20  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 11 | CLAY TILE 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 2  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 05      | Quality Level 05 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA         |
|                  |         | 04               |
| NEIGHBORHOOD/LOC | 4068.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,778            | 100         | 2011 | 1,778        | 200,679              |
| FGR       | 441              | 55          | 2011 | 243          | 27,427               |
| FOP       | 43               | 30          | 2011 | 13           | 1,468                |
| FOP       | 120              | 30          | 2011 | 36           | 4,063                |
| TOTALS    | 2,382            |             |      | 2,070        | 233,636              |



| 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 |
| 1                 | 0811       | CONCRETE B  | 0       | 100 | 0 | 0     |    |       | 5.20           | 100       | 2011    | 2011        | 3 | 91     |
| TOTAL OB/XF 3,398 |            |             |         |     |   |       |    |       |                |           |         |             |   |        |

| LAND DESCRIPTION  |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |
|-------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|
| 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 |
| 1                 | 000134   | C   | RES POND             | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    |
| TOTAL OB/XF 3,398 |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|-----------|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 4              |  |  |  |  |  |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 233,636   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 3,398     |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 85,000    |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 322,034   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 160,733   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 161,301   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 50,722    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 110,579   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 322,034   |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 301,571   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1023815   | CO ISSUED   | 0       | 06/22/2011 |
| P14743     | NEW CONSTR  | 0       | 04/01/2011 |
| E22990     | NEW CONSTR  | 0       | 10/01/2010 |
| P14459     | NEW CONSTR  | 0       | 09/01/2010 |
| M15593     | H/AC        | 0       | 08/01/2010 |
| B23815     | NEW CONSTR  | 185,779 | 08/01/2010 |

| SALES DATA                     |           |              |        |        |           |               |         |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|---------|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |         |
| 1976/0422                      | 4/15/2015 | QC           | U      | I      | 11        |               | 100     |
| GRANTOR: PETERS KATIE J F/K/A  |           |              |        |        |           |               |         |
| GRANTEE: HIRSCH RYAN           |           |              |        |        |           |               |         |
| 1745/1155                      | 6/28/2011 | WD           | Q      | I      | 02        |               | 174,300 |
| GRANTOR: RICHMOND AMERICAN HOM |           |              |        |        |           |               |         |
| GRANTEE: HIRSCH RYAN & KATIE   |           |              |        |        |           |               |         |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2011] W16 S5 FOP=[YR=2011] W12 S10 E12 N10 \$ S10 W24 S54 E14 N3 FOP=[YR=2011] E6 N3 FGR=[YR=2011] E20 N21 W21 S21 E1\$ W1 N5 W5 S8 \$ N8 E5N16 E21 N42 \$ . |  |  |  |  |  |  |  |  |  |  |  |  |  |  |