

LOT 70
NASSAU CROSSING PHASE 1
OR 2344/490

LEE CHARLES/ZHANG NICOLE
11290 GUAVA DR
CORONA, CA 92883

2025

42-2N-27-1090-0070-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality		03 Quality Level 03			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC		4091.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2021	1,080	117,527
FGR	440	55	2021	242	26,335
FOP	210	30	2021	63	6,856
FUS	1,400	100	2021	1,400	152,349
PTO	35	5	2021	2	218
STR	72	10	2021	7	761
TOTALS		3,237		2,794	304,045

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,794	109.9200	109.92	307,116	2021	2021	0	0	1.00	99.00

1 SINGLE FAM - 0% - 0

Heated Area: 2480

HX Base Yr

BLD DATE

XF DATE

LGL DATE

LAND DATE

03/12/2024

MLU