IN OR 2053/464
EX 2-1 THRU 2-3 EX 2-8 & 2-9
ESMT IN OR 479/6

LITTLE JASON DALE
16523 BLACKBURN DR
LA MIRADA, CA 90638

2025

46-2N-25-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

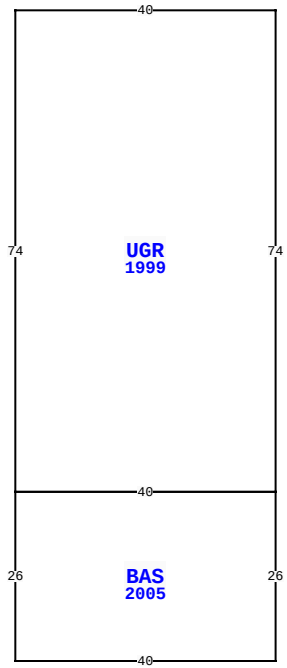
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2005	1,040	66,248
UGR	2,960	45	1999	1,332	84,848
TOTALS	4,000			2,372	151,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,372	101.9200	101.92	241,754	1999	1999	0	0	25	12.50	62.50

1 SINGLE FAM – 0% - 0 Heated Area: 1040 HX Base Yr



55269 SHUG RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	151,096
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	77,350
TOTAL MARKET VALUE	228,446
SOH/AGL Deduction	23,609
ASSESSED VALUE	204,837
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	204,837
TOTAL JUST VALUE	228,446
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	222,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996187	NEW CONSTR	40,320	01/06/1999
B995920	NEW CONSTR	30,000	01/03/1999
MH94554	MH MOVE-ON	28,000	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2053/0464	6/16/2016	WD	U	I	37	25,000
GRANTOR: LITTLE KENNETH DALE						
GRANTEE: LITTLE JASON DALE						
1267/0977	10/20/2004	WD	U	I	24	85,000
GRANTOR: HUNT GRACE DIANE BRAN						
GRANTEE: LITTLE KENNETH DALE						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1999] W40 S74 BAS=[YR=2005] S26 E40 N26 W40 $ E40 N74 $.

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	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0007	OR	0.00	0.00	2.21	AC		1.00	1.00	1.00	35,000.00	35,000.00	77,350							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 2.21 Total Land Value: 77,350 Market: 0 Agricultural: 0 Common: 77,350 PRINTED 07/30/2025 BY SYS