

LATCHFORD NOEL & JANE TRUST
1649 TUCKER LANE
ENCINITAS, CA 92024

51-3N-27-1626-0041-0000

BUILDING CHARACTERISTICS

ELEMENTCD05 AVERAGE 90
20 FACE BRICK 10
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 80
08 SHT VINYL 20
03 CENTRAL 100
04 AIR DUCTED 100
3 100
2 100
02 WOOD FRAME 100
1. 1. 100
0 100
00 NONE 100

05 Quality Level 05
0100 SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4039.00
AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,31410020031,314172,484FGR42055200323130,323FOP2830200381,050PTO1605200381,050
TOTALS1,9221,561204,908

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYB
0100011,561122.6346147.16229,7172003
EYBECONFNCTNORM% CONDP
20030010.8089.20

Heated Area: 1314HX Base Yr

PTO
2003

FGR
2003

FOP
2003

BAS
2003

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 4Tax Dist:
BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE
SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

204,9084,72885,000294,63647,037247,5990247,599294,63600280,580

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE
2277/10654/05/2018QC U I I11100
GRANTOR: LATCHFORD JANE E & NO
GRANTEE: LATCHFORD NOEL & JA
1136/05245/09/2003WD Q Q I121,000
GRANTOR: WATSON HOME BUILDERS
GRANTEE: LATCHFORD JANE E &

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2003] W10 PTO=[YR=2003] N10 W16 S10 E16\$ W36 S19 FGR=[YR=2003] S21 E20 N21 W20\$ E20 S18 E10 FOP=[YR=2003] E4 N7 W4 S7\$ N7 E4 S7 E12 N37\$.

LAND DESCRIPTION

L NUSE CODECLSBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B0000924.00SF6.246.24100200320033824,728

TOTAL OB/XF

4,728

LAND DESCRIPTION

L NUSE CODECLSBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

1000100CRES0RSF-10.000.001.00LT1.001.001.0085,000.0085,000.0085,000

REVIEW DATE

05/12/2019

BY

KBA

Total Acres: 0.00

Total Land Value: 85,000

Market: 0

Agricultural: 0

Common: 85,000

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