

PMN RESIDENTIAL BUYER LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

11-2N-26-2052-0054-0000

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	05	AVERAGE 80			
Exterior Wall	16	WD FR STUC 20			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 60			
Interior Floor	11	CLAY TILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame Stories Units	02	WOOD FRAME 100 1. 100 0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 05			
NEIGHBORHOOD/LOC		5005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,685	100	2014	1,685	183,956
FGR	420	55	2014	231	25,219
FOP	55	30	2014	16	1,747
FOP	170	30	2014	51	5,568
TOTALS	2,330			1,983	216,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,983	109.5640	115.04	228,124	2014	2014	0	0	5.10	94.90

1 SINGLE FAM 0% - 2023 Heated Area: 1685 HX Base Yr

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/09/2026 MLU

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		216,490	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		54,000	
TOTAL MARKET VALUE		270,490	
SOH/AGL Deduction		0	
ASSESSED VALUE		270,490	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		270,490	
TOTAL JUST VALUE		270,490	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		268,891	

PERMIT NUM DESCRIPTION AMT ISSUED

B1429408 CO ISSUED 0 12/31/2014

B1429408 NEW CONSTR 207,975 10/01/2014

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

2590/1398 9/12/2022 WD Q Q I 01 346,000

GRANTOR:HOLLEY MICHELLE CAGLE

GRANTEE:PMN RESIDENTIAL BUY

2141/1096 8/14/2017 WD Q Q I 01 213,000

GRANTOR:HICKEY KEVIN

GRANTEE:HOLLEY MICHELLE CAG

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W20 FOP=[YR=2014] W17 S10 E17 N10\$ S10 W17 S60 E12 N4 FOP=[YR=2014] E5 N8 FGR=[YR=2014] E20 N21 W20 S21\$ N3 W5 S11\$ N11 E5 N18 E20 N37\$.

LAND DESCRIPTION

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	54,000.00	54,000.00	54,000							

TOTAL OB/XF

0

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS