IN OR 341 PG 111

MIDDLETON ALICIA L/WILSON AUNITA L EST
7027 W ALICIA DRIVE
LAVEEN, AZ 85339

2026

19-2N-25-0000-0033-0070

BUILDING CHARACTERISTICS

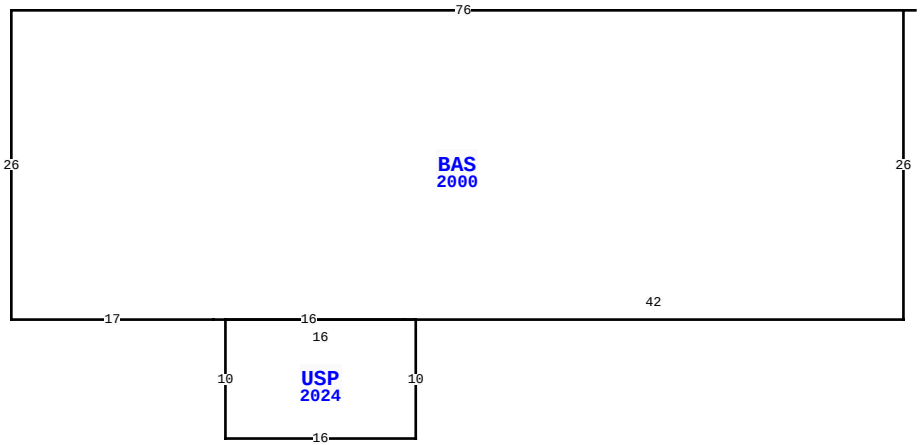
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,953	100	2000	1,953	82,401
USP	160	50	2024	80	3,375
TOTALS	2,113			2,033	85,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,033	117.2000	105.48	214,441	1999	1999	0	0	0	60.00	40.00

1 M/H 94+ 0% - 2023 Heated Area: 1953 HX Base Yr



450335 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	85,776
TOTAL MARKET OB/XF VALUE	2,800
TOTAL LAND VALUE - MARKET	29,520
TOTAL MARKET VALUE	118,096
SOH/AGL Deduction	0
ASSESSED VALUE	118,096
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,096
TOTAL JUST VALUE	118,096
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992820	MH MOVE-ON	0	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2585/1441	8/19/2022	FJ	U	I	11	0
GRANTOR: JENKINS EVELYN EST						
GRANTEE: MIDDLETON ALICIA L						
0341/0111	7/01/1981	PR	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=-4,-6] W76 S26 D0R17 U0R16 E42 N26 $
USP=[YR=2024;ORIG=-62,20] E16 S10 W16 N10 $
.

EXTRA FEATURES

LN	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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0006	OR	0.00	0.00	0.78	AC		1.00	1.00	1.00	35,000.00	35,000.00	27,300							
2	009605	C	WETLANDS	0					2.22	AC		1.00	1.00	1.00	1,000.00	1,000.00	2,220							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.00 Total Land Value: 29,520 Market: 0 Agricultural: 0 Common: 29,520 PRINTED 07/09/2026 BY SYS