IN OR 1626/844

FLOWERS MARIA ANTRONETTE
3611 IMAGE DRIVE
ANCHORAGE, AK 99504

**2026**

**19-2N-25-0000-0148-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 01 | MINIMUM 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 08

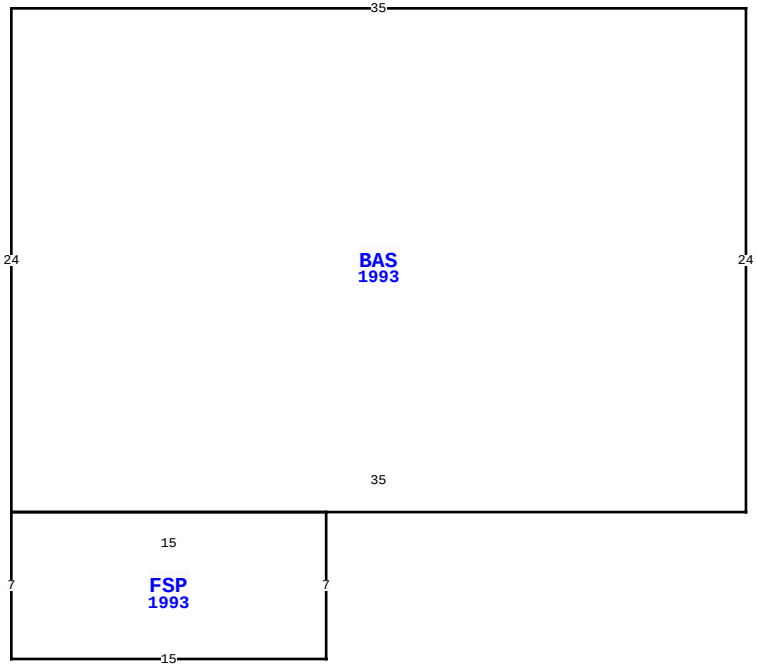
NEIGHBORHOOD/LOC 8001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 840 | 100 | 1993 | 840 | 17,832 |
| FSP | 105 | 40 | 1993 | 42 | 892 |
| TOTALS | 945 | | | 882 | 18,723 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | PD | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 882 | 50.5440 | 53.07 | 46,808 | 1956 | 1956 | 0 | 0 | 40 | 50.00 | 40.00 |

1 SINGLE FAM 0% - 0 Heated Area: 840 HX Base Yr




45031 MADISON LN, CALLAHAN

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

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 18,723 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 10,000 |
| TOTAL MARKET VALUE | 28,723 |
| SOH/AGL Deduction | 310 |
| ASSESSED VALUE | 28,413 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 28,413 |
| TOTAL JUST VALUE | 28,723 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 25,830 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1407 | REPAIR/RRF | 0 | 11/01/1998 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1626/0844 | 6/25/2009 | QC | U | I | 30 | 100 |

GRANTOR: MADISON ANNIE MAE

GRANTEE: FLOWERS MARIA ANTRO

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W35 S24 FSP=[YR=1993] S7 E15 N7 W15$E35 N24$.

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0005 | RM | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 10,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 07/09/2026 BY SYS