

NICHOLS AILEEN REVOCABLE TRUST
PO BOX 6278
MORAGA, CA 94570

25-2N-28-0551-0070-0000

BUILDING CHARACTERISTICS

CONSTRUCTION

ELEMENT

CD

Exterior Wall

16

WD FR STUC 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 70

Interior Floo

11

CLAY TILE 30

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4 100

Bathrooms

3 100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Units

00

0 100

Occupancy

00

NONE 100

Quality

01

Quality Level 01

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

NEIGHBORHOOD/LOC

4041.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,739

100

2006

2,739

347,007

FGR

716

55

2006

394

49,916

FOP

106

30

2006

32

4,054

FOP

203

30

2006

61

7,728

TOTALS

3,764

3,226

408,705

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

1

0504

FP-ELECTRI

0

0

0

0

1.00

UT

2,000.00

2,000.00

100

2006

2006

3

88

1,760

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000134

C

RES POND

0

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.00

85,000.00

85,000.00

85,000

REVIEW DATE

01/01/2023

BY

CD

Total Acres:

0.00

Total Land Value:

85,000

Market:

0

Agricultural:

0

Common:

85,000

PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

3,226

100.7100

139.99

451,608

2006

2006

0

0

9.50

90.50

1 SNGL FAM

0%

- 0

Heated Area: 2739

HX Base Yr

BLD DATE

02/09/2007

PH

LGL DATE

XF DATE

02/06/2007

PH

LAND DATE

INC DATE

AG DATE

04/08/2026

MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

408,705

TOTAL MARKET OB/XF VALUE

1,760

TOTAL LAND VALUE - MARKET

85,000

TOTAL MARKET VALUE

495,465

SOH/AGL Deduction

0

ASSESSED VALUE

495,465

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

495,465

TOTAL JUST VALUE

495,465

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

529,154

PERMIT NUM

DESCRIPTION

AMT

ISSUED

E15906

ELEC OTHER

2,000

10/01/2005

M10480

MECH OTHER

0

10/01/2005

P09977

OTHER

0

09/01/2005

R08161

REPAIR/RRF

2,800

08/01/2005

B15946

NEW CONSTR

194,103

08/01/2005

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1961/0739

2/02/2015

WD U

I

11

100

GRANTOR:NICHOLS AILEEN TRUST

GRANTEE:NICHOLS AILEEN REVO

1921/0799

6/03/2014

WD U

I

11

100

GRANTOR:NICHOLS AILEEN

GRANTEE:AILEEN NICHOLS TRUS

BUILDING NOTES

BAS=[YR=2006] N37 L3 U3 W8 FOP=[YR=2006] N 7 W21 S10 E17 R3 U3 E1\$W1 L3 D3 W17 N10 W10 N12 W23 S55 FGR2006=S32 E22 N34 W6 S2 W16\$ E 16 N2 E15 FOP=[YR=2006] S6 E13 N6 W3 N4 W7 S4 W3\$ E3 N4 E7 S4 E11 S6 E13\$.

BUILDING DIMENSIONS