

HARRIS CHARLES E JR
1280 NW 58TH TERRACE
SUNRISE, FL 33313

00-00-30-0280-0018-0000

BUILDING CHARACTERISTICS

CNSTRUCTION

ELEMENTCD

Exterior Wall15

CONC BLOCK 50

Exterior Wall19

COMMON BRK 50

Roof Structure03

GABLE/HIP 100

Roof Cover03

COMP SHNGL 100

Interior Wall05

DRYWALL 100

Interior Floor12

HARDWOOD 50

Interior Floor14

CARPET 50

Air Condition01

NONE 100

Heating Type02

CONVECTION 100

Bedrooms3

100

Bathrooms1

100

Frame Stories Units02

WOOD FRAME 100

1.

1. 100

0 100

BUD8 Adjustme Occupancy05

DIST 1A 100

00

NONE 100

Quality01

Quality Level 01

DOR CODE0100

SINGLE FAMILY

MAP NUM

MKT AREA

03

NEIGHBORHOOD/LOC3026.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS1,400

100

1,400

80,642

STP96

10

10

576

UCP625

20

125

7,200

USP140

30

42

2,419

UST110

45

50

2,880

TOTALS2,371

1,627

93,718

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,62793.177084.09136,8141970197000031.5068.50

1 SINGLE FAM - 0% - 0

Heated Area: 1400

HX Base Yr

401411

10101010

USP1993

UST1993

1411

25

25

25

25

15

12

STP1993

88

12

NASSAU COUNTY PROPERTY

PAGE 1 of 1

8

VALUATION BY

Tax Group: 8

Tax Dist:

BUILDING MARKET VALUE

93,718

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

100,000

TOTAL MARKET VALUE

193,718

SOH/AGL Deduction

54,573

ASSESSED VALUE

139,145

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

139,145

TOTAL JUST VALUE

193,718

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

153,589

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2215/1637

8/03/2018

QC

U

I

11

100

GRANTOR:HARRIS IAN C & CEDERI

GRANTEE:HARRIS CHARLES E JR

0758/1690

5/06/1996

QC

U

I

01

100

GRANTOR:HARRIS CHARLES E JR

GRANTEE:BLUE SHAWNA D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S35 E25 STP=[YR=1993] S8E12N8W12\$ E15

UCP=[YR=1993] E25 N25 UST=[YR=1993] N10 W11 USP=[YR=1993]

W14 S10 E14N10\$ S10E11\$ W25S25 \$ N35\$.

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 000100

C

SFR

0

RS-2

100.00

58.00

1.00

LT

1.00

1.00

1.00

100,000.00

100,000.00

100,000

REVIEW DATE08/02/2013

BYDJ

Total Acres: 0.00

Total Land Value: 100,000

Market: 0

Agricultural: 0

Common: 100,000

PRINTED 08/02/2023 BY SYS