

LOT 1
IN OR 1658/1287
COOPER TERRACE PB 3/15

PONCIN ALVIN CLARK
105 S WESTLAND AVE
TAMPA, FL 33606

2023

00-00-31-1220-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,211	100	1,211	101,463
FGR	412	55	227	19,019
FOP	54	30	16	1,340
FST	78	55	43	3,603

TOTALS	1,755	1,497	125,425
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	16	50		800.00 SF 6.50	
2	0810	CONCRETE A	0	0	3	85		255.00 SF 6.50	
3	0500	FP-PRE FAB	0	0	0	0		1.00 UT 3,500.00	
4	0940	SHEDS/PORT	0	0	12	10		120.00 SF 30.00	
5	0810	CONCRETE A	0	0	10	13		130.00 SF 6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0006	R-1	79.00	150.00	79.00

REVIEW DATE 01/31/2017 BY DJ

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,497	111.1800	100.34	150,209	1979	1985	0	0	0	16.50	83.50
1 SINGLE FAM - 0% - 0												
Heated Area: 1211 HX Base Yr												

1502 BEECH ST, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF												
4,852												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND
1	000100	C	SFR	0	0006	R-1	79.00	150.00	79.00	FF	1	1.15

Total Acres: 0.00 Total Land Value: 218,040 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		125,425	
TOTAL MARKET OB/XF VALUE		4,852	
TOTAL LAND VALUE - MARKET		218,040	
TOTAL MARKET VALUE		348,317	
SOH/AGL Deduction		95,963	
ASSESSED VALUE		252,354	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		252,354	
TOTAL JUST VALUE		348,317	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		290,997	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112233	REPAIR/RRF	1,355	12/16/2011
20112188	REPAIR/RRF	2,200	12/09/2011
20021579	REMODEL	1,000	09/11/2002
10519-B	REMODEL	6,000	06/03/1997
10490-B	REPAIR/RRF	2,359	05/15/1997
4654	XFOB	1,200	01/25/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1658/1287	5/19/2005	WD	U	I	01	73,400
GRANTOR: PONCIN MARILEE C						
GRANTEE: PONCIN ALVIN CLARK						
1210/1112	2/25/2004	PR	U	I	01	100
GRANTOR: PONCIN MARILEE C P/R						
GRANTEE: PONCIN MARILEE C						

BUILDING NOTES									

BUILDING DIMENSIONS									
FST=[YR=1993] W13 BAS=[YR=1993] W52 S27 E27 FOP=[YR=1993] E18 FGR=[YR=1993] E20 N21 W20 S4 E2 S4 W2 S13 \$ N3 W18 S3 \$ N3 E18 N10 E2 N4 W2 N4 E7 N6 \$ S6 E13 N6 \$.									

Common: 218,040 PRINTED 08/02/2023 BY SYS