

LOT 34 EX S-1  
IN OR 1819/110  
NATURES GATE PB5/200

NATURE'S GATE 2146 LLC  
14961 ORANGE RIVER RD  
FT MYERS, FL 33905

2023

00-00-31-147G-0034-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 05 AVERAGE 90     |
| Exterior Wall            | 20 FACE BRICK 10  |
| Roof Structure           | 08 IRREGULAR 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floor           | 14 CARPET 70      |
| Interior Floor           | 08 SHT VINYL 30   |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 3 100             |
| Bathrooms                | 2 100             |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 2. 2. 100         |
| Units                    | 0 100             |
| Occupancy                | 00 NONE 100       |

|          |      |                  |    |
|----------|------|------------------|----|
| Quality  | 05   | Quality Level 05 |    |
| DOR CODE | 0100 | SINGLE FAMILY    |    |
| MAP NUM  |      | MKT AREA         | 01 |

NEIGHBORHOOD/LOC 1030.00

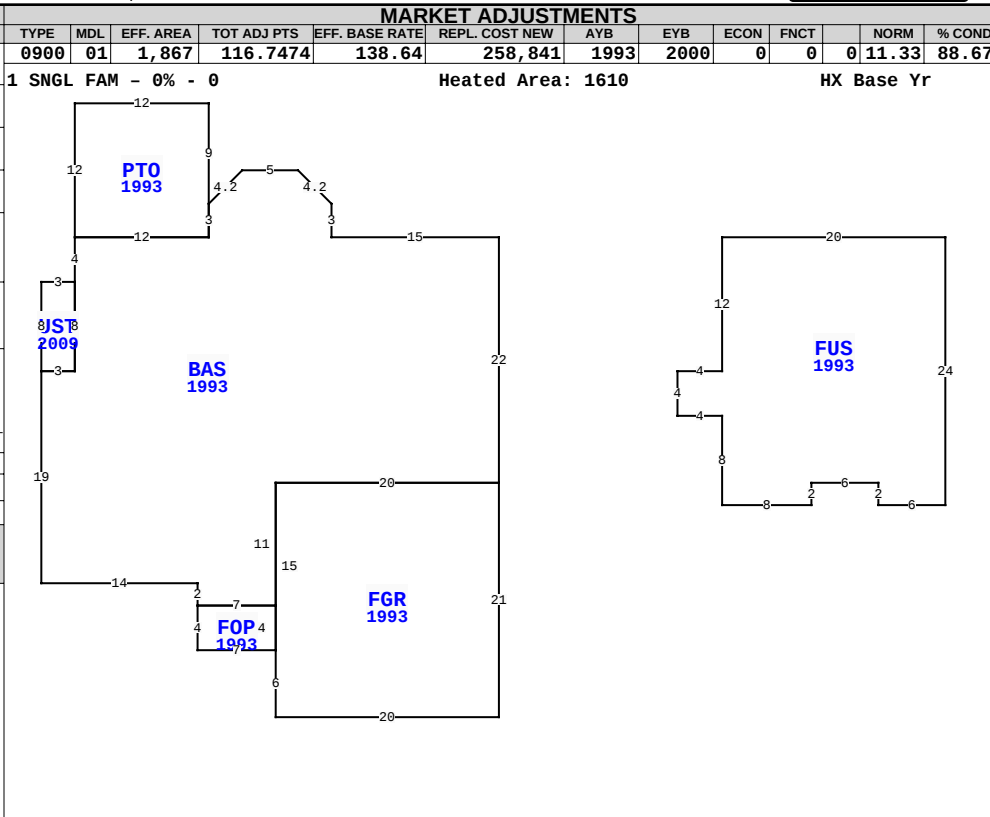
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,126            | 100         | 1,126        | 138,422              |
| FGR       | 420              | 55          | 231          | 28,397               |
| FOP       | 28               | 30          | 8            | 983                  |
| FUS       | 484              | 100         | 484          | 59,499               |
| PTO       | 144              | 5           | 7            | 860                  |
| UST       | 24               | 45          | 11           | 1,352                |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 2,226 | 1,867 | 229,514 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |        |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0810       | CONCRETE A  | 0   | 0   | 47 | 16 | 752.00 | SF | 6.50     | 6.50           |       |
| 2              | 0810       | CONCRETE A  | 0   | 0   | 17 | 3  | 51.00  | SF | 6.50     | 6.50           |       |
| 3              | 0500       | FP-PRE FAB  | 0   | 0   | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000100   | C   | SFR                  | 0   | 0006 | R-1      | 0.00  | 0.00  | 1.00        | UT        |       |

REVIEW DATE 05/07/2018 BY DJX



|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 6,209       |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 6,209       |  |  |  |  |  |  |  |  |  |  |  |

Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000

| NASSAU COUNTY PROPERTY    |              | PAGE 1 of 1 | 2       |
|---------------------------|--------------|-------------|---------|
| VALUATION SUMMARY         |              | STANDARD    |         |
| VALUATION BY              | Tax Group: 2 | Tax Dist:   |         |
| BUILDING MARKET VALUE     |              |             | 229,514 |
| TOTAL MARKET OB/XF VALUE  |              |             | 6,209   |
| TOTAL LAND VALUE - MARKET |              |             | 115,000 |
| TOTAL MARKET VALUE        |              |             | 350,723 |
| SOH/AGL Deduction         |              |             | 39,854  |
| ASSESSED VALUE            |              |             | 310,869 |
| TOTAL EXEMPTION VALUE     |              |             | 0       |
| BASE TAXABLE VALUE        |              |             | 310,869 |
| TOTAL JUST VALUE          |              |             | 350,723 |
| NCON VALUE                |              |             | 0       |
| INCOME VALUE              |              |             |         |
| PREVIOUS YEAR MKT VALUE   |              |             | 327,338 |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20100874   | REPAIR/RRF  | 6,000  | 05/26/2010 |
| 7510       | NEW CONSTR  | 70,735 | 01/27/1993 |

| SALES DATA                     |            |           |     |     |         |
|--------------------------------|------------|-----------|-----|-----|---------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD  |
| 1819/0110                      | 10/03/2012 | WD U      | I   | I   | 30      |
| GRANTOR: MEINEKE SARAH LEE ADL |            |           |     |     |         |
| GRANTEE: NATURE'S GATE 2146    |            |           |     |     |         |
| 0698/1508                      | 2/18/1994  | WD Q      | I   |     | 104,900 |
| GRANTOR: TREVETT HOMES INC     |            |           |     |     |         |
| GRANTEE: ADLER RICHARD & GLE   |            |           |     |     |         |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W15 N3 U3 L3 W5 D3 L3 PTO=[YR=1993] N9 W12S12 E12 N3\$ S3 W12 S4 UST=[YR=2009] W3S8E3N8\$ S8 W3 S19 E14 S2 FOP=[YR=1993] S4 E7 FGR=[YR=1993] S6 E20 N21 W20 S15\$ N4 W7\$ E7 N11 E20N22\$ PTR=E20 FUS=[YR=1993] E20 S24 W6 N2 W6 S2 W8 N8 W4 N4 E4 N12\$ W20\$. |  |  |  |  |  |  |  |  |  |  |  |