

ROBERTS JOSHUA & KATHERINE ABIGAIL
661 PONCE DE LEON DR
FORT LAUDERDALE, FL 33316

00-00-31-1800-0047-0082



BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	02	WALL BD/WD 100		
Interior Floo	08	SHT VINYL 70		
Interior Floo	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC	1009.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	802	100	802	75,731
FEP	98	80	78	7,366
USP	72	30	22	2,077
TOTALS	972		902	85,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01		902	119.2320	107.61	97,064	1930	1997	0	0	12.25	87.75

1 SINGLE FAM - 0% - 0
Heated Area: 802
HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE
LAND DATE
AG DATE

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE	85,174
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	285,174
SOH/AGL Deduction	156,916
ASSESSED VALUE	128,258
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,258
TOTAL JUST VALUE	285,174
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,418

PERMIT NUM DESCRIPTION AMT ISSUED

20172139 REMODEL 50,000 07/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	I I	V I	RSN CD	SALE PRICE
2086/1561	11/30/2016	WD	Q	I	I	01	116,500

GRANTOR: BON-LEE LLC

GRANTEE: ROBERTS JOSHUA & KA

1873/0696 8/14/2013 QC U I 11 100

GRANTOR: WILLIAMS CLEMMIE L SR

GRANTEE: BON-LEE LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 S2 USP=[YR=1993] W9 S8 E9 N8\$ S8 W10 S31
FEP=[YR=1993] S7 E14 N7W14\$ E22 N41\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	SFR		0	0006	MU-8	50.00	100.00	5,000.00	SF	1.00	1.00	1.00	40.00	40.00	200,000							

TOTAL OB/XF

0

REVIEW DATE 03/30/2017 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS

NASSAU COUNTY PROPERTY

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