

BLOCK 216 SUB E35 FT OF B OF 5
& S6 FT OF E35.5 FT OF A OF 5
IN OR 1217/1893

PINKNEY PADRICK A
211 SE VILLAGE DRIVE
PORT ST LUCIE, FL 34952

2023

00-00-31-1800-0216-05B1



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 70
Roof Cover	03	COMP SHNGL 30
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
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	02	Quality Level 02
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	600	100	600	47,580
BAS	240	100	240	19,032
TOTALS	840		840	66,612

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0810	CONCRETE A	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
			0 0	9 84	756.00	SF	6.50	6.50	100	1997	1997	3	75	3,686	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	840	105.2315	94.97	79,775	1950	1985	0	0	0	16.50	83.50

1 SINGLE FAM - 0% - 0

Heated Area: 840

HX Base Yr

BAS
1993

BAS
1997

BLD DATE	04/07/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		66,612	
TOTAL MARKET OB/XF VALUE		3,686	
TOTAL LAND VALUE - MARKET		85,200	
TOTAL MARKET VALUE		155,498	
SOH/AGL Deduction		58,681	
ASSESSED VALUE		96,817	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		96,817	
TOTAL JUST VALUE		155,498	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		136,388	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10445	ADDITION	0	04/18/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1217/1893	3/25/2004	WD	Q	I		25,000
GRANTOR: WILLIAMS ADRIAN B & R						
GRANTEE: PIKNEY PATRICK A						
0693/0774	12/03/1993	WD	U	I	07	100
GRANTOR: WILLIAMS LEWIS						
GRANTEE: WILLIAMS ADRIAN & R						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W9 N5 W8 S5 W3 S28 BAS=[YR=1997] S12 E20 N12 W20 \$ E20 N28 \$.		

TOTAL OB/XF												
3,686												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	SFR	0	0006	R-2	36.00	97.00	35.50	FF		1.00