

TERNOEY STEVEN E REV TRUST
401 E SEA OATS DR APT E
JUNO BEACH, FL 33408

00-00-31-1800-0263-0051

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	15	CONC BLOCK 80		
Exterior Wall	20	FACE BRICK 20		
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	02	WINDOW 100		
Heating Type	02	CONVECTION 100		
Bedrooms		3 100		
Bathrooms		1 100		
Frame Stories Units	03 1.	MASONRY 100 1. 100 0 100		
BUD8 Adjustme Occupancy	02 00	DIST FB 100 NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC	1011	.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	950	100	950	54,951
FCP	234	25	58	3,355
FOP	48	30	14	810
FOP	104	30	31	1,793
UST	286	45	129	7,462
TOTALS	1,622		1,182	68,370

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0940	SHEDS/POR	0	0	9	6		63.00 SF	30.00	100	1985	1985	3	20	378	
2	0810	CONCRETE A	0	0	3	3		9.00 SF	6.50	100	1990	1990	3	62	36	
3	0810	CONCRETE A	0	0	15	22		330.00 SF	6.50	100	2009	2009	3	91	1,952	
4	0100	BAR-B-Q	0	0	0	0		1.00 UT	500.00	100	2009	2009	3	45	225	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	R-1	86.00	230.00		FF		1.00	1.00	1.00	2,000.00	2,000.00	172,000						

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,182	99.6400	89.93	106,297	1964	1974	0	0	10	25.68	64.32

Heated Area: 950 HX Base Yr

NASSAU COUNTY PROPERTY

VALUATION SUMMARY															
VALUATION BY								STANDARD							
Tax Group: 2								Tax Dist:							
BUILDING MARKET VALUE								68,370							
TOTAL MARKET OB/XF VALUE								2,591							
TOTAL LAND VALUE - MARKET								172,000							
TOTAL MARKET VALUE								242,961							
SOH/AGL Deduction								0							
ASSESSED VALUE								242,961							
TOTAL EXEMPTION VALUE								0							
BASE TAXABLE VALUE								242,961							
TOTAL JUST VALUE								242,961							
NCON VALUE								0							
INCOME VALUE															
PREVIOUS YEAR MKT VALUE								208,755							

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2529/1840	1/13/2022	WD	Q	I	02	255,000

GRANTOR: TOWNSEND ROGER EUGENE

GRANTEE: TERNOEY STEVEN E RE

1798/0063 | 6/15/2012 | WD U I 30 | 100

GRANTOR: TOWNSEND ROGER EUGENE

GRANTEE: TOWNSEND ROGER EUGE

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W13 S21 BAS=[YR=1993] W14 FOP=[YR=1993] N4 W12 S4 E12 \$ W12 N11 W14 S40 E14 N10 FOP=[YR=1993] E26 FCP=[YR=1993] E13 N18 W13 S18 \$ N4 W26 S4 \$ N4 E26 N15 \$ S1 E13 N22 \$.

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