

BLOCK 263 E'LY 110 FT OF THE
N1/2 OF 10
IN OR 2313/1753

EDWARDS BEN T & ANDREANNA
15833 FAIRCHILD DRIVE
TAMPA, FL 33647

2023

00-00-31-1800-0263-0101



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	13	LVT/LAMMT 100
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

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Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,265	100	1,265	141,581
BAS	314	100	314	35,143
UCP	280	20	56	6,267
UOP	33	20	7	784
UOP	170	20	34	3,805

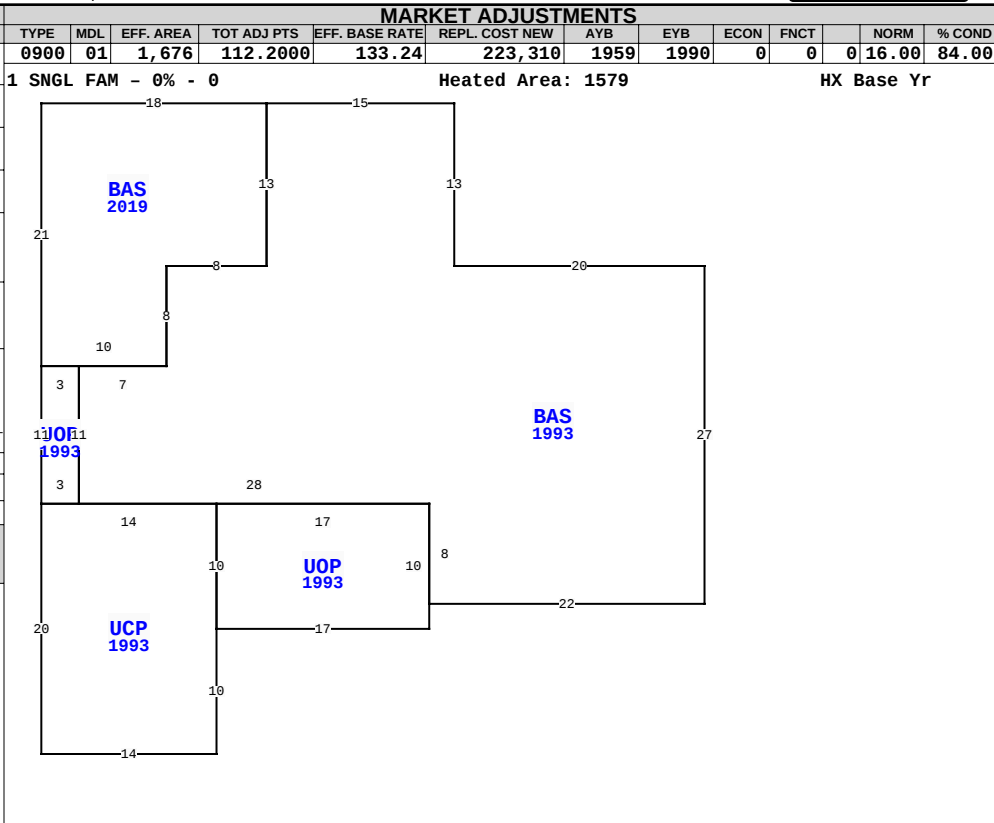
TOTALS	2,062	1,676	187,580
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE

1	0810	CONCRETE A	0	0	0	446.00	SF	6.50	6.50
2	0810	CONCRETE A	0	0	16	320.00	SF	6.50	6.50
3	0810	CONCRETE A	0	0	19	95.00	SF	6.50	6.50
4	0810	CONCRETE A	0	0	27	81.00	SF	6.50	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		R-1A	86.00	110.00	86.00

REVIEW DATE	09/26/2019	BY	DJ
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2019	2019	3	99	2,870	
100	1970	1970	3	22	458	
100	1960	1960	3	20	124	
100	2019	2019	3	99	521	

TOTAL OB/XF									
									3,973

Total Acres:	0.00	Total Land Value:	172,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	187,580	TOTAL MARKET OB/XF VALUE	3,973
TOTAL LAND VALUE - MARKET	172,000	TOTAL MARKET VALUE	363,553
SOH/AGL Deduction	68,379	ASSESSED VALUE	295,174
TOTAL EXEMPTION VALUE	0	BASE TAXABLE VALUE	295,174
TOTAL JUST VALUE	363,553	NCON VALUE	0
INCOME VALUE		PREVIOUS YEAR MKT VALUE	297,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181839	REMODEL	40,000	05/30/2018
20180794	DEMOSHED	8,000	03/07/2018
20051992	REMODEL	3,000	06/14/2005
20042442	REPAIR/RRF	1,000	12/30/2004
983715	REPAIR/RRF	5,500	05/13/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2313/1753	10/21/2019	WD Q	Q	I	01
GRANTOR: STUMPWATER LLC & TROY					
GRANTEE: EDWARDS BEN T & AND					
2179/1441	2/26/2018	WD Q	Q	I	05
GRANTOR: NETTLES JANICE M & ST					
GRANTEE: STUMPWATER LLC & TR					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W20 N13 W15 BAS=[YR=2019] W18 S21									
UOP=[YR=1993] S11 UCP=[YR=1993] S20 E14 N10 UOP=[YR=1993] E17 N10 W17 S10\$ N10 W14\$ E3 N11 W3\$ E10 N8 E8 N13 \$ S13 W8 S8 W7 S11 E28 S8 E22 N27\$.									