LOTS W1/2 OF 17
EX S-5 & S-6 & S-7
MAP OF TWNS 3 4 5 RGE 23 & 24

KIRMS HARRY WILLIAM JR
2319 TREASURE ISLE DRIVE
WEST PALM BEACH, FL 33410

2023

26-3N-24-2300-0017-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

36624 PRATT SIDING RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	15,582
TOTAL LAND VALUE - MARKET	35,100
TOTAL MARKET VALUE	50,682
SOH/AGL Deduction	10,908
ASSESSED VALUE	39,774
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,774
TOTAL JUST VALUE	50,682
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2646/193	5/19/2023	WD	Q	I	01	52,500
GRANTOR: GODWIN JOHNNY						
GRANTEE: KIRMS HARRY WILLIAM						
2391/1670	9/10/2020	WD	U	I	37	10,000
GRANTOR: LINTON DARRELL D						
GRANTEE: GODWIN JOHNNY						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1975	1975	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1975	1975	3	100	6,000	
3	0940	SHEDS/PORT	0	0	0	0	192.00	SF	20.10	20.10	100	1999	1999	3	20	772	
4	0681	POLE SHED	0	0	8	8	64.00	SF	15.00	15.00	100	1999	1999	3	28	269	
5	0751	UOP	0	0	21	8	168.00	SF	10.00	10.00	100	1980	1980	3	20	336	
6	0510	GARAGE WD-	0	0	21	20	420.00	SF	26.25	26.25	100	1978	1978	3	20	2,205	

LAND DESCRIPTION

TOTAL OB/XF 15,582

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000001	C	V RS W/XFOB	0	0005	OR	0.00	0.00	1.17	AC		1.00	1.00	1.00	30,000.00	30,000.00	35,100							

REVIEW DATE 06/01/2021 BY TWA Total Acres: 1.17 Total Land Value: 35,100 Market: 0 Agricultural: 0 Common: 35,100 PRINTED 08/02/2023 BY SYS