PT LOT 39
IN OR 2628/1424 PAR 2 &
ESMTS OR 471/127 & OR 630/47

WEINSTEIN MICHAEL D
2303 FIESTA DR
SARASOTA, FL 34231

**2023**

**42-3N-28-5080-0038-0030**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0001 | VAC W/XFOB | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4031.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

97046 PO FOLKS WAY, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/20/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 13,800 |
| TOTAL LAND VALUE - MARKET | 73,440 |
| TOTAL MARKET VALUE | 87,240 |
| SOH/AGL Deduction | 16,950 |
| ASSESSED VALUE | 70,290 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 70,290 |
| TOTAL JUST VALUE | 87,240 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 63,900 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2628/1424 | 3/24/2023 | WD | Q | I | 01 | 160,000 |
| GRANTOR: DUNMAN DERRICK D & LO | | | | | | |
| GRANTEE: WEINSTEIN MICHAEL D | | | | | | |
| 2493/1534 | 8/27/2021 | WD | U | I | 11 | 100 |
| GRANTOR: DUNMAR GROUP INC | | | | | | |
| GRANTEE: DUNMAN DERRICK D & | | | | | | |

## 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 | 2.00 | UT | 3,900.00 | 3,900.00 | 100 | 2000 | 2000 | 3 | 100 | 7,800 | |
| 2 | 0936 | SEPTC TANK | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2020 | 2020 | 3 | 100 | 6,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,800

| 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 | 0008 | OR | 0.00 | 0.00 | 1.53 | AC | | 1.00 | 1.00 | 0.60 | 80,000.00 | 48,000.00 | 73,440 | | | | | | | |

REVIEW DATE 09/13/2021 BY KW Total Acres: 1.53 Total Land Value: 73,440 Market: 0 Agricultural: 0 Common: 73,440 PRINTED 08/02/2023 BY SYS