

LOT 5
IN OR 2236/85
HIGHLAND HEIGHTS #2 PB 5/80

FAZEKAS JOHN & TARILYN
1775 WINDING RIDGE CIR SE
PALM BAY, FL 32909

2024

00-00-31-1381-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

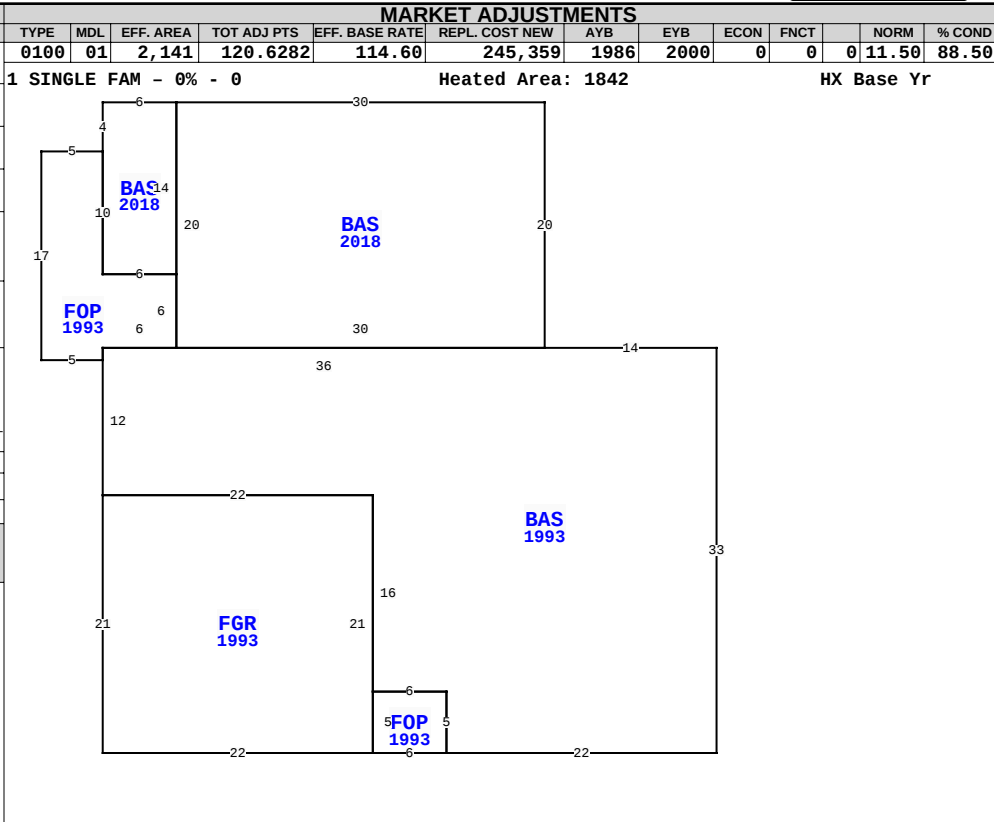
MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,158	100	1,158	117,446
BAS	84	100	84	8,519
BAS	600	100	600	60,853
FGR	462	55	254	25,761
FOP	30	30	9	912
FOP	121	30	36	3,652

TOTALS	2,455		2,141	217,143
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	57	12	684.00	SF	6.50
2	0810	CONCRETE A	0	0	43	6	258.00	SF	6.50
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
4	0810	CONCRETE A	0	0	0	0	440.00	SF	6.50



606 N 15TH ST, FERNANDINA BEACH	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	1986	1986	3	49.5	2,201	
100	1986	1986	3	49.5	830	
100	1986	1986	3	60	2,100	
100	1988	1988	3	54.5	1,559	

LAND DESCRIPTION										TOTAL OB/XF										6,690	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	000100	C	SFR	0	0006	R-1	80.00	110.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	2				
REVIEW DATE		02/07/2019		BY	DJ	Total Acres: 0.00			Total Land Value: 225,000			Market: 0			Agricultural: 0						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		217, 143	
TOTAL MARKET OB/XF VALUE		6, 690	
TOTAL LAND VALUE - MARKET		225, 000	
TOTAL MARKET VALUE		448, 833	
SOH/AGL Deduction		79, 297	
ASSESSED VALUE		369, 536	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		369, 536	
TOTAL JUST VALUE		448, 833	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		439, 435	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173953	KIT/BATHRE	21,000	12/14/2017
4922	ADDITION	7,500	07/06/1988
3524B	NEW CONSTR	35,000	12/01/1985

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2236/0085	11/09/2018	WD	Q	I	02	315,000	
GRANTOR: WILLIAMS LISA & JEFFR							
GRANTEE: FAZEKAS JOHN & TARI							
2148/0251	9/22/2017	SW	U	I	12	160,000	
GRANTOR: BRANCH BANKING AND TR							
GRANTEE: WILLIAMS LISA & JEF							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W14 BAS=[YR=2018] N20 W30 BAS=[YR=2018] W6 S4 FOP=[YR=1993] W5 S17 E5 N1 E6 N6 W6 N10 \$ S10 E6 N14 \$ S20 E30 \$ W36 S12 FGR=[YR=1993] S21 E22 FOP=[YR=1993] E6 N5 W6 S5\$ N21 W22 \$ E22 S16 E6 S5 E22 N33 \$.									