

TUKEVA-EMRICK TRUST/TUKEVA JANICE L TRUSTEE
2452 SW 52 AVE
BUSHNELL, FL 33513

2024



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall10

ABOVE AVG 100

Roof Structur03

GABLE/HIP 100

Roof Cover03

COMP SHNGL 100

Interior Wall05

DRYWALL 100

Interior Floo14

CARPET 80

Interior Floo08

SHT VINYL 20

Air Condition03

CENTRAL 100

Heating Type04

AIR DUCTED 100

Bedrooms

2 100

Bathrooms

2.5 100

Frame07

SPECIAL 100

Stories Units

3. 3. 100
0 100

BUD8 Adjustme02

DIST FB 100

Quality02

Quality Level 02

DOR CODE0100

SINGLE FAMILY

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1017.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

541

100

541

85,469

FCP

565

25

141

22,276

FOP

68

30

20

3,160

FST

20

55

11

1,738

FST

24

55

13

2,054

FUS

609

100

609

96,213

TOTALS

1,827

1,335

210,909

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

0810

CONCRETE A

0

0

28

10

280.00

SF

6.50

6.50

100

1982

1982

3

38

692

2

1242

WD DECK A

0

0

5

21

105.00

SF

13.50

13.50

100

2003

2003

3

21

298

3

1242

WD DECK A

0

0

3

4

12.00

SF

12.50

12.50

100

2003

2003

3

21

32

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH 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

00006

R-2

0.00

0.00

1.00

UT

1.00

1.00

1.00

150,000.00

150,000.00

150,000

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

150,000

Market:

0

Agricultural:

0

Common:

150,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0320

12

1,335

186.8568

177.51

236,976

1982

2000

0

0

0

11.00

89.00

HEATED AREA: 1150

HX Base Yr

21

29

FUS

1993

21

21

29

FCP

1993

11

4

17

5

FST

1993

FST

1993

21

21

29

BAS

1993

21

4

5

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

925 TARPON AV

5, FERNANDINA BEACH

VALUATION BY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

210,909

TOTAL MARKET OB/XF VALUE

1,022

TOTAL LAND VALUE - MARKET

150,000

TOTAL MARKET VALUE

361,931

SOH/AGL Deduction

84,029

ASSESSED VALUE

277,902

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

277,902

TOTAL JUST VALUE

361,931

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

363,185

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20033664

DECKING & RAILS

1,000

08/13/2003

20010781

REROOF

2,000

04/25/2001

20003966

CANGE OUT 400 AMP

1,000

09/14/2000

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2494/0703

8/31/2021

TD

U

I

11

100

GRANTOR: TUKEVA JANICE L & GAR

GRANTEE: TUKEVA-EMRRICK TRUST

2207/0029

6/27/2018

WD

Q

I

01

235,000

GRANTOR: TOZZI GINO & KIM

GRANTEE: TUKEVA JANICE L & G

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W21 S29 E21 N5 FST=[YR=1993] N5 FST=[YR=1993]
N6 W4 S6 E4 \$ W4 S5 E4 \$ W4 N11 E4 N13 \$ PTR= E15
BAS=[YR=1993] E21 S7 FOP=[YR=1993] W4 S17 E4 N17 \$ W4 S17 E4
S5 W21 N29 \$ W15 \$ PTR= N15 FUS=[YR=1993] N29 W21 S29 E21 \$
S15 \$.