

LOT 34 EX S-1
IN OR 1819/110
NATURES GATE PB5/200

NATURE'S GATE 2146 LLC
14961 ORANGE RIVER RD
FT MYERS, FL 33905

2024

00-00-31-147G-0034-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	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	1030.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,126	100	1,126	144,845
FGR	420	55	231	29,715
FOP	28	30	8	1,029
FUS	484	100	484	62,260
PTO	144	5	7	901
UST	24	45	11	1,415

TOTALS	2,226		1,867	240,166
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	47	16	752.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	17	3	51.00	SF	6.50	6.50	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0006	R-1	0.00	0.00	1.00	UT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,867	116.7474	145.93	272,451	1993	2000	0	0	11.85	88.15
1 SNGL FAM - 0% - 0 Heated Area: 1610 HX Base Yr											
BLD DATE: 03/19/2024 MLU											

TOTAL OB/XF											
6,035											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		240,166	
TOTAL MARKET OB/XF VALUE		6,035	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		396,201	
SOH/AGL Deduction		54,245	
ASSESSED VALUE		341,956	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		341,956	
TOTAL JUST VALUE		396,201	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		350,723	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100874	REPAIR/RRF	6,000	05/26/2010
7510	NEW CONSTR	70,735	01/27/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1819/0110	10/03/2012	WD U	I	I	30
GRANTOR: MEINEKE SARAH LEE ADL					
GRANTEE: NATURE'S GATE 2146					
0698/1508	2/18/1994	WD Q	I		104,900
GRANTOR: TREVETT HOMES INC					
GRANTEE: ADLER RICHARD & GLE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W15 N3 U3 L3 W5 D3 L3 PTO=[YR=1993] N9 W12S12 E12 N3\$ S3 W12 S4 UST=[YR=2009] W3S8E3N8\$ S8 W3 S19 E14 S2 FOP=[YR=1993] S4 E7 FGR=[YR=1993] S6 E20 N21 W20 S15\$ N4 W7\$ E7 N11 E20N22\$ PTR=E20 FUS=[YR=1993] E20 S24 W6 N2 W6 S2 W8 N8 W4 N4 E4 N12\$ W20\$.											