

W40.85 FT OF LOT 16
IN OR 1840/1644
SEASCAPE AT AMELIA PBK 6/378

ADVANTA IRA ADMINISTRATION LLC/FBO ROBERT J CASH #
C/O CLIENT SERVICE ASSOCIATE, 13191 STARKEY RD STE #9
LARGO, FL 33773

2024

00-00-31-1677-0016-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structure	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1023.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	734	100	734	151,617
DCK	56	10	6	1,239
FGR	525	55	289	59,697
FOP	32	30	10	2,066
FUS	1,128	100	1,128	233,002
PTO	35	5	2	413
PTO	90	5	4	826
TOTALS	2,600		2,173	448,861

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	30	18	855.00	SF	6.50
2	0810	CONCRETE A	0	0	49	3	128.00	SF	6.50
3	1241	WD DECK G	0	0	6	4	24.00	UT	11.50
4	0479	VF PICKET	0	0	0	0	78.00	LF	10.00
5	0462	ST/AL FNC	0	0	60	3	180.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	R-2	41.00	75.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	12	2,173	238.2890	226.37	491,902	2005	2005	0	0	8.75	91.25

1 TOWNHOUSE - 0% - 0

Heated Area: 1862

HX Base Yr

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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		448,861	
TOTAL MARKET OB/XF VALUE		6,840	
TOTAL LAND VALUE - MARKET		191,250	
TOTAL MARKET VALUE		646,951	
SOH/AGL Deduction		149,358	
ASSESSED VALUE		497,593	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		497,593	
TOTAL JUST VALUE		646,951	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		649,580	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1840/1644	2/11/2013	QC	U	I	11	100	
GRANTOR: SCBT CUSTODIAN FBO RO							
GRANTEE: ADVANTA IRA ADMINIS							
1360/0529	10/19/2005	WD	Q	I		444,500	
GRANTOR: OSPREY DEV CO LLC							
GRANTEE: COMMUNITY BANK & TR							

BUILDING NOTES									

BUILDING DIMENSIONS									
FGR=[YR=2005] W21 BAS=[YR=2005] W30 S25 E22 N2 E8 N23 \$ S25 E21 N25 \$ PTR= N15 PTO=[YR=2005] N5 W3 FUS=[YR=2005] N12 W2 N8 W49 S16 PTO=[YR=2005] W3 S9 E10 FOP=[YR=2005] E4 N7 W2 N2 W2 S9 \$ N9 W7 \$ E9 S2 E2 S7 E10 DCK=[YR=2005] S4 E10 N4 W1 N2 W8 S2 W1 \$ E1 N2 E8 S2 E17 N5 E4 \$ W4 S5 E7 \$ S15 \$.									