

BLOCK 6 S1/2 OF LOT 4
IN OR 1794/206
SOUTH BEACH SUB PB 3/11

KREVANS SCOTT & DEENA H
4110 NW 23RD CT
BOCA RATON, FL 33431

2024

00-00-31-1720-0006-0042



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1059.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	130	15	20	1,975
BAS	660	100	660	65,152
FGR	440	55	242	23,889
FOP	35	30	10	987
FUS	1,075	100	1,075	106,118
PTO	16	5	1	99

TOTALS	2,356		2,008	198,218
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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	0811	CONCRETE B	0	0	0	0	803.00	SF	5.20	5.20	3,299
2	0810	CONCRETE A	0	0	37	3	111.00	SF	6.50	6.50	570
3	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	82
4	0479	VF PICKET	0	0	0	0	54.00	LF	10.00	10.00	459

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		R-3	25.00	100.00	25.00	FF 1	

REVIEW DATE	05/12/2019	BY	KBA
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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	01	2,008	113.8760	108.18	217,225	2000	2005	0	0	8.75	91.25
1 TOWNHOUSE - 0% - 0 Heated Area: 1735 HX Base Yr											
BLD DATE	03/13/2008	DJ	LGL DATE	03/20/2024	MLU						
XF DATE			LAND DATE								
INC DATE			AG DATE								

TOTAL OB/XF											
4,410											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		198,218	
TOTAL MARKET OB/XF VALUE		4,410	
TOTAL LAND VALUE - MARKET		178,250	
TOTAL MARKET VALUE		380,878	
SOH/AGL Deduction		0	
ASSESSED VALUE		380,878	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		380,878	
TOTAL JUST VALUE		380,878	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		370,524	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130643	VINFNC	0	03/28/2013
20121932	CANS	1,000	09/20/2012
20120992	RECESSED CANS	1,000	06/01/2012
20120876	BATH REMODEL	0	05/15/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1794/0206	5/14/2012	WD	Q	I	02
GRANTOR: DORSEY BRADLEY H					
GRANTEE: KREVANS SCOTT & DEE					
0920/1553	2/18/2000	WD	U	I	
GRANTOR: CENTRE ST COMPANY					
GRANTEE: DORSEY BRADLEY H					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2000] W5 PTO=[YR=2000] N4 W4 S4 E4 \$ W15 S33 FGR=[YR=2000] S22 E20 N22 W20\$ E20 N33\$ PTR=E15 FUS=[YR=2000] E20 S55 BAL=[YR=2007] S7 W20 N7 FOP=[YR=2000] N5 E7 S5 W7\$ E10 S2 E5 N2 E5\$ W5 S2 W5 N2 W3 N5 W7 N50\$ W15\$.											