LOTS 64 & 65 IN OR 2302/424
(EX PT IN OR 1694/74)
SUNOWA SPRINGS #1 PBK 4/75

ENGLER FAMILY LIVING TRUST/ENGLER ROY WILLIAM TRUS
7611 TANIA LANE
NORTH FT MEYERS, FL 33917

2024

02-1S-24-1990-0064-0000

BUILDING CHARACTERISTICS

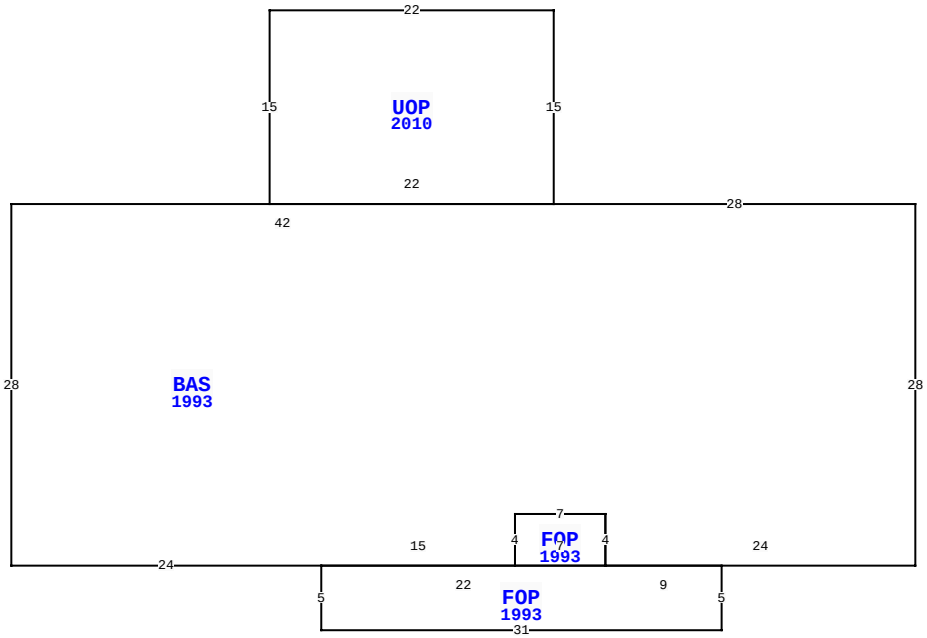
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,932	100	1,932	166,053
FOP	28	30	8	687
FOP	155	30	46	3,953
UOP	330	20	66	5,673
TOTALS	2,445		2,052	176,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,052	109.6620	104.18	213,777	1983	1988	0	0	0	17.50	82.50

1 SINGLE FAM – 0% - 0 Heated Area: 1932 HX Base Yr



10732 FORD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	176,366
TOTAL MARKET OB/XF VALUE	10,388
TOTAL LAND VALUE - MARKET	101,500
TOTAL MARKET VALUE	288,254
SOH/AGL Deduction	48,516
ASSESSED VALUE	239,738
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,738
TOTAL JUST VALUE	288,254
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	281,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006062	REPAIR/RRF	7,900	09/29/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2302/0424	8/09/2019	WD	U	I	11	100
GRANTOR: ENGLER BE HUSSANDER &						
GRANTEE: ENGLER FAMILY LIVIN						
2134/0617	7/14/2017	SW	U	I	12	175,400
GRANTOR: FANNIE MAE						
GRANTEE: ENGLER BE HUSSANDER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 UOP=[YR=2010] N15 W22 S15 E22$ W42 S28 E24 FOP=[YR=1993] S5 E31 N5 W9 FOP=[YR=1993] N4 W7 S4 E7$ W22$ E15 N4 E7 S4 E24 N28$.

EXTRA FEATURES

LN	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	0680	POLE SHED	0	0	40	20	800.00	SF	10.00	10.00	100	1994	1994	3	20	1,600	
2	0511	GARAGE CB-	0	0	26	26	676.00	SF	40.00	40.00	100	1980	1980	3	32.5	8,788	

LAND DESCRIPTION

TOTAL OB/XF 10,388

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	4.06	AC		1.00	1.00	1.00	25,000.00	25,000.00	101,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.06 Total Land Value: 101,500 Market: 0 Agricultural: 0 Common: 101,500 PRINTED 08/06/2024 BY SYS