PT GOVT LOTS 1,2,PT SW1/4 OF
NE1/4 SEC 9 IN OR 2575/1605

LEEN EDWARD
231 NE 29ST ST
BOCA RATON, FL 33431

2024

09-2N-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5902	HARDWOOD SI 60-69	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

SIKES DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/21/2021 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,744
TOTAL LAND VALUE - MARKET	517,500
TOTAL MARKET VALUE	41,034
SOH/AGL Deduction	0
ASSESSED VALUE	41,034
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,034
TOTAL JUST VALUE	521,244
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	521,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4456	N/A	55,472	10/27/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2575/1605	4/20/2022	WD	U	V	11	100
GRANTOR: DEGARMO KEEGHAN						
GRANTEE: LEEN EDWARD						
2557/1867	4/20/2022	WD	Q	V	01	700,000
GRANTOR: DEGARMO KEEGHAN						
GRANTEE: LEEN EDWARD						

BUILDING NOTES

BUILDING DIMENSIONS

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	0300	BOAT DCK W	0	0	12	10	120.00	SF	40.00	40.00	100	2004	2004	3	36	1,728	
2	0300	BOAT DCK W	0	0	35	4	140.00	SF	40.00	40.00	100	2004	2004	3	36	2,016	

LAND DESCRIPTION

TOTAL OB/XF 3,744

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	005010	A	SVCE ACRGE	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	500.00	500.00	1,500							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	50.00	AC		1.00	1.00	1.00	415.00	415.00	20,750							
3	005700	A	TIMBER 4 SI	0		OR	0.00	0.00	30.70	AC		1.00	1.00	1.00	290.00	290.00	8,903							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	32.30	AC		1.00	1.00	1.00	190.00	190.00	6,137							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	115.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	517,500							

REVIEW DATE 01/26/2023 BY WWA Total Acres: 116.00 Total Land Value: 37,290 Market: 517,500 Agricultural: 37,290 Common: 0 PRINTED 08/06/2024 BY SYS