PT SEC 20-4N-25E IN
OR 2532/118

TARRANT ADRIANA
1849 SE CAMILO ST E
PORT ST LUCIE, FL 34952

2024

20-4N-25-0000-0010-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

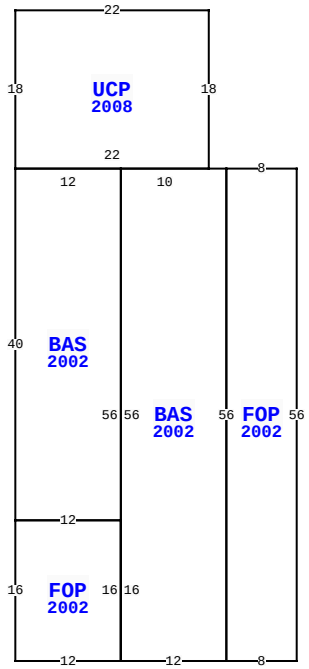
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	12,358
BAS	672	100	672	17,301
FOP	192	30	58	1,493
FOP	448	30	134	3,450
UCP	396	20	79	2,034
TOTALS	2,188		1,423	36,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,423	122.6000	85.82	122,122	1972	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1152 HX Base Yr



48303 CRAWFORD LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	36,637
TOTAL MARKET OB/XF VALUE	9,008
TOTAL LAND VALUE - MARKET	60,120
TOTAL MARKET VALUE	105,765
SOH/AGL Deduction	0
ASSESSED VALUE	105,765
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,765
TOTAL JUST VALUE	105,765
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E9884	NEW CONSTR	400	07/01/2002
M6136	H/AC	0	07/01/2002
P5807	NEW CONSTR	0	07/01/2002
8614	XFOB	5,096	01/15/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2532/0118	1/21/2022	WD	Q	I	01	92,500
GRANTOR: ROBERTS RICHARD E & T						
GRANTEE: TARRANT ADRIANA						
1559/1250	4/04/2008	WD	U	I	25	125,000
GRANTOR: ALEXANDER BETTY J						
GRANTEE: ROBERTS RICHARD E &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2002] W8 BAS=[YR=2002] W2 UCP=[YR=2008] N18 W22 S18 BAS=[YR=2002] S40 FOP=[YR=2002] S16 E12 N16 W12$ E12 S16 N56 W12$ E22$ W10 S56 E12 N56$ S56 E8 N56$.

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	0510	GARAGE WD-	0	0	12	24	288.00	SF	26.95	26.95	100	1993	1993	3	20	1,552	
2	0681	POLE SHED	0	0	12	24	288.00	SF	15.00	15.00	100	1993	1993	3	20	864	
3	0681	POLE SHED	0	0	10	24	240.00	SF	15.00	15.00	100	2003	2003	3	32	1,152	
4	0681	POLE SHED	0	0	25	21	525.00	SF	15.00	15.00	100	2003	2003	3	32	2,520	
5	0680	POLE SHED	0	0	30	20	600.00	SF	10.00	10.00	100	2003	2003	3	32	1,920	
6	9000	CONTANR 20	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2003	2003	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 9,008

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	0005	OR	0.00	0.00	3.34	AC		1.00	1.00	1.00	18,000.00	18,000.00	60,120							

REVIEW DATE 12/02/2019 BY KBA Total Acres: 3.34 Total Land Value: 60,120 Market: 0 Agricultural: 0 Common: 60,120 PRINTED 08/06/2024 BY SYS