LOT 11
IN OR 1228/615
ARNOLD RIDGE PB 6/251

LYNCH DAVID W
803 LYNDELL WAY
PANAMA CITY BCH, FL 32407

2024

43-3N-28-082A-0011-0000

BUILDING CHARACTERISTICS

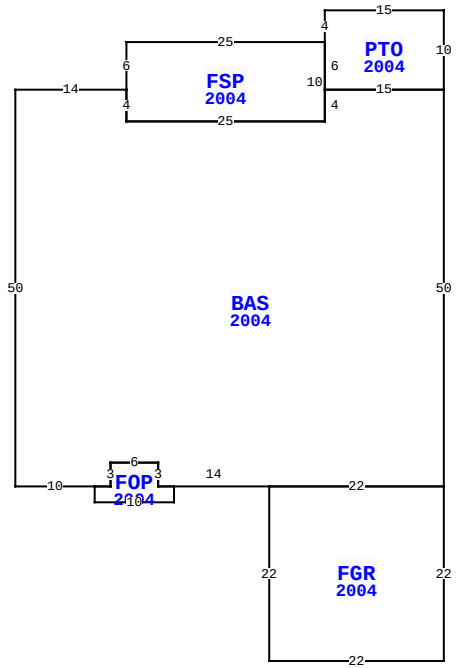
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,582	100	2,582	275,806
FGR	484	55	266	28,414
FOP	38	30	11	1,175
FSP	250	40	100	10,682
PTO	150	5	8	855
TOTALS	3,504		2,967	316,931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,967	99.6588	124.57	369,599	2004	2004	0	0	0	14.25	85.75

1 SNGL FAM – 0% - 0 Heated Area: 2582 HX Base Yr



97056 CARPENTER RIDGE CT, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	316,931
TOTAL MARKET OB/XF VALUE	9,337
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	401,268
SOH/AGL Deduction	49,663
ASSESSED VALUE	351,605
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	351,605
TOTAL JUST VALUE	401,268
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	372,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1228/0615	5/06/2004	WD	Q	I		222,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LYNCH DAVID W						
1164/1648	8/22/2003	WD	U	V	19	32,800
GRANTOR: ARNOLD RIDGE INVESTME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2004] W15 S4 FSP=[YR=2004] W25 S6 BAS=[YR=2004] W14 S50 E10 FOP=[YR=2004] S2 E10 N2 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E14 FGR=[YR=2004] S22 E22 N22 W22$ E22 N50 W15 S4 W25 N4$S4 E25 N10$ S6 E15 N10$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
2	0812	CONCRETE C	0	0	0	0	1,348.00	SF	4.00	4.00	100	2004	2004	3	84	4,529	
3	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	2005	2005	3	24	1,728	

LAND DESCRIPTION

TOTAL OB/XF 9,337

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	000100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS