

UNIT 4E &  
F/K/A CARPORT UNIT I-61 &II-27  
N/K/A PARKING UNIT I-61 &II-27

HERAUF DANIEL & CLAIRE  
4614 80TH STREET NW  
CALGARY, AB T3B-2P3

2025

00-00-31-1030-004E-0000

BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Floor		4 100	1030000		1,130				1974	1974	100	100	0	
Recreation	POOL	POOL 100	1 CONDO - 0% - 0											
Location	INTERIOR	INTERIOR 100	HX Base Yr											
View Lump Sum	OCEAN	OCEAN 100												
Desirability	FLOOR	4TH FLOOR 100												
Balcony	FOP/PATIO	FOP/PATIO 100												
Parking	OPEN SPC	2 OPEN SPC 100												
Bedrooms		2 100												
Bathrooms		2 100												
Oth Rooms		2 100												
Quality	03	Quality Level 03												
DOR CODE	0400	CONDOMINIUM												
MAP NUM		MKT AREA	01											
NEIGHBORHOOD/LOC		1065.00												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE									
TOTALS	1,130			1,130										

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			554,800
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			554,800
SOH/AGL Deduction			40,340
ASSESSED VALUE			514,460
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			514,460
TOTAL JUST VALUE			554,800
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			552,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122099	REMODEL	2,000	10/11/2012
20122017	REMODEL	2,500	09/28/2012
20122015	REMODEL	38,875	09/27/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1812/1240	9/07/2012	WD	Q	I	02	210,000
GRANTOR: CARELLA JAMES J						
GRANTEE: HERAUF DANIEL & CLA						
1600/1895	12/23/2008	QC	Q	I	01	100
GRANTOR: CARELLA LORI A						
GRANTEE: CARELLA JAMES J						

EXTRA FEATURES																
L N	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
3350 S FLETCHER AV 4E, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

BUILDING NOTES	

BUILDING DIMENSIONS	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV