

DESCENDENTS' TRUST/PHANSTIEL OTTO IV TRUSTEE
4350 BENDING BRANCH LN
OVEIDO, FL 32766

00-00-31-114A-0038-0000

NASSAU COUNTY PROPERTY							PAGE 1 of 1
VALUATION SUMMARY							
VALUATION BY						STANDARD	
Tax Group: 2			Tax Dist:				
BUILDING MARKET VALUE						207,847	
TOTAL MARKET OB/XF VALUE						422	
TOTAL LAND VALUE - MARKET						375,000	
TOTAL MARKET VALUE						583,269	
SOH/AGL Deduction						91,500	
ASSESSED VALUE						491,769	
TOTAL EXEMPTION VALUE						0	
BASE TAXABLE VALUE						491,769	
TOTAL JUST VALUE						583,269	
NCON VALUE						0	
INCOME VALUE							
PREVIOUS YEAR MKT VALUE						548,165	
PERMIT NUM		DESCRIPTION			AMT	ISSUED	
20121826		WTR HTR			800	09/05/2012	
20121505		REPL COLM			1,200	07/26/2012	
20060612		REPAIR/RRF			2,364	03/24/2006	
B959259		REPAIR/RRF			940	08/23/1995	
7005		REPAIR/RRF			2,870	04/21/1992	
5219		REPAIR/RRF			500	02/13/1989	
SALES DATA							
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2687/1908		11/25/2023	TD	U	I	11	100
GRANTOR: PHANSTIEL CAROLYN E R							
GRANTEE: DESCENDENTS' TRUST							
1484/1813		3/13/2007	WD	Q	I	01	100
GRANTOR: PHANSTIEL CAROLYN S							
GRANTEE: PHANSTIEL CAROLYN E							
BUILDING NOTES							
BUILDING DIMENSIONS							
BAS=[YR=1993;ORIG=0,0] W24 S18 S14 E24 N32 \$							
FUS=[YR=1993;ORIG=15,0] E24 S32 W24 N32 \$							
PTO=[YR=1994;ORIG=-24,18] W10 S21 E34 N7 W24 N14 \$							
BAL=[YR=1994;ORIG=15,39] W10 N27 E6 S6 E4 S21 \$							
FOP=[YR=1993;ORIG=39,32] S7 W24 N7 E24 \$							
PTR=[ORIG=0,0] E15 W15 \$							
ND UE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR
75,000							
Common: 375,000				PRINTED 07/30/2025 BY SYS			