

NLY 29.80FT LOT 24
IN OR 2517/1029
OCEANSIDE SUB PB 4/68

BURTON SANDRA A
7127 BURWAY DR
ORLANDO, FL 32819

2025

00-00-31-1550-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	698	100	1993	698	74,004
DCK	240	10	1994	24	2,544
FOP	25	30	1993	8	848
FUS	552	100	1993	552	58,525
TOTALS	1,515			1,282	135,922

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	30	3	90.00	SF	5.20
2	0811	CONCRETE B	0	0	27	18	486.00	SF	5.20
3	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		R-2	30.00	105.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,282	119.8050	119.80	153,584	1991	2001	0	0	11.50	88.50

1 TOWNHOUSE - 0% - 0

Heated Area: 1250

HX Base Yr

Diagram showing lot dimensions and area calculations:

- Top boundary: 20
- Left boundary: 12
- Right boundary: 12
- Bottom boundary: 31
- Internal horizontal boundary: 20
- Internal vertical boundary: 26
- Bottom-left boundary: 4
- Bottom-right boundary: 5
- Internal bottom boundary: 2.9, 3, 2.9, 7, 5
- Area labels: DCK 1994, FUS 1993, BAS 1993, FOP 1993

BLD DATE	LGL DATE
	05/07/2025

TOTAL OB/XF									
2,008									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	30	3	90.00	SF	5.20
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					135,922				
TOTAL MARKET OB/XF VALUE					2,008				
TOTAL LAND VALUE - MARKET					240,000				
TOTAL MARKET VALUE					377,930				
SOH/AGL Deduction					56,798				
ASSESSED VALUE					321,132				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					321,132				
TOTAL JUST VALUE					377,930				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					291,938				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0140676	SCRNRM	9,438	04/08/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2517/1029	11/01/2021	WD	Q	I	01	300,000
GRANTOR:WRIGHT TERRY A						
GRANTEE: BURTON SANDRA A						
2343/0114	2/23/2020	WD	Q	I	02	215,000
GRANTOR:FLEMING EDGAR D SR RE						
GRANTEE:WRIGHT TERRY A						

BUILDING NOTES									
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BUILDING DIMENSIONS									
DCK=[YR=1994] W20 S12 BAS=[YR=1993] W3 S31 E4 D2 R2 E3 U2 R2 E7 FOP=[YR=1993] E5 N5 W5 S5\$ N5 E5 N26 W20\$ E20 N12\$PTR=E20 FUS=[YR=1993] E23 S24 W23 N24\$ W20\$.									