

BLK 230 TRACT B OF LOT 6
CITY OF FDNA BEACH S/D OF
SEC 23-3N-28E UNR

MASON MARY A L/E/
5557 NW MECCA COURT
PORT ST LUCIE, FL 34986

2025

00-00-31-1800-0230-06B0



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms	3	100
Bathrooms	1	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

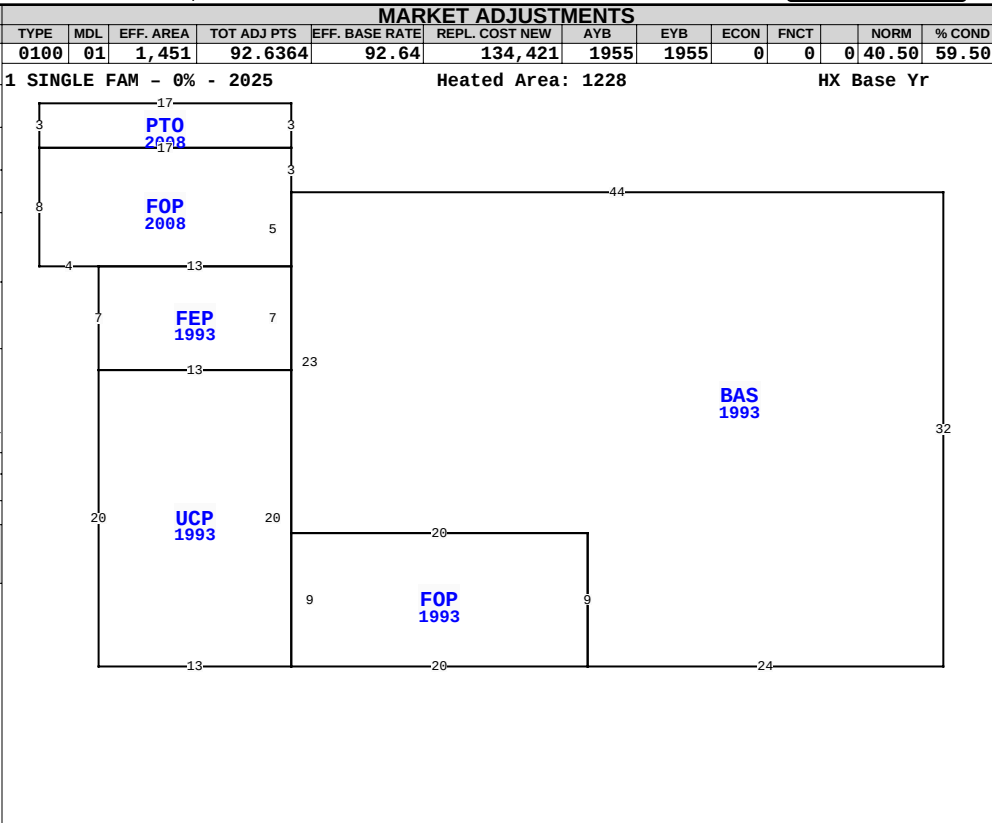
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,228	100	1993	1,228	67,688
FEP	91	80	1993	73	4,024
FOP	180	30	1993	54	2,977
FOP	136	30	2008	41	2,260
PTO	51	5	2008	3	165
UCP	260	20	1993	52	2,866

TOTALS	1,946			1,451	79,980
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	38	8	304.00	SF	6.50	6.50	395
2	0810	CONCRETE A	0	0	32	5	160.00	SF	6.50	6.50	208
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	700
4	0940	SHEDS/PORT	0	0	23	13	299.00	SF	30.00	30.00	1,794

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	0		R-2	86.00	100.00	86.00	FF	

REVIEW DATE 05/29/2019 BY DJA



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF											
3,097											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		79,980	
TOTAL MARKET OB/XF VALUE		3,097	
TOTAL LAND VALUE - MARKET		232,200	
TOTAL MARKET VALUE		315,277	
SOH/AGL Deduction		0	
ASSESSED VALUE		315,277	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		315,277	
TOTAL JUST VALUE		315,277	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5040	REPAIR/RRF	5,080	10/06/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2762/1779	1/17/2025	FJ	U	I	11		0
GRANTOR: HOLZENDORF EARTHA M E							
GRANTEE: MASON MARY A L/E							
2762/1777	1/17/2025	FJ	U	I	11		0
GRANTOR: HOLZENDORF EARTHA M E							
GRANTEE: MASON MARY ANN L/E							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W44 FOP=[YR=2008] N3 PTO=[YR=2008] N3W17S3E17\$W17S8E4 FEP=[YR=1993] S7 UCP=[YR=1993] S20E13 FOP=[YR=1993] E20N9W20S9\$N20W13\$ E13 N7W13\$ E13N5\$ S23E20S9E24N32\$.											