

LOTS 71 & 72
IN OR 1565/348 CASE #07-CP-103
BEACHWOOD VILLAGE UNIT 1

KULLMAN BRUCE/WEAVER KAREN L ET AL
1359 SW 25TH LANE
PALM CITY, FL 34990

2025

01-6N-29-0201-0071-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,598	100	1993	1,598	240,454
BAS	440	100	2005	440	66,208
FGR	540	55	1993	297	44,690
FOP	6	30	1993	2	301
FOP	52	30	1993	16	2,407
FST	98	55	1993	54	8,125
FUS	691	100	1993	691	103,976
UOP	144	20	1993	29	4,363

TOTALS	3,569			3,127	470,526
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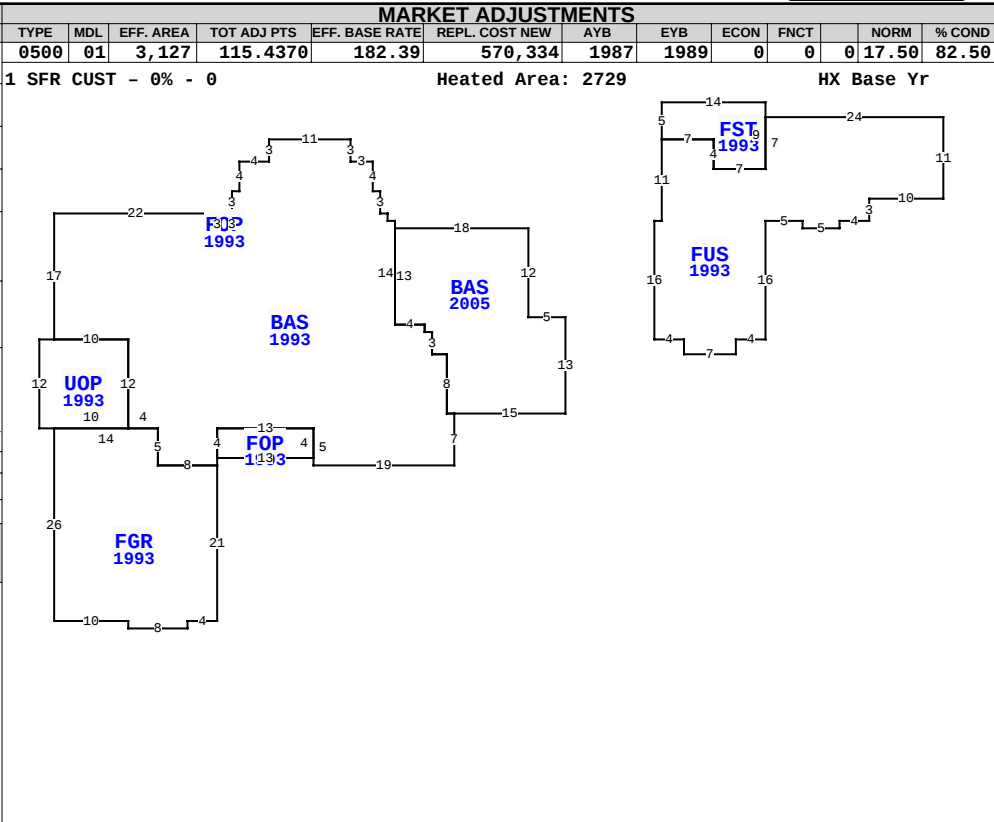
EXTRA FEATURES					
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200	
2	0812	CONCRETE C	0	0	0	0	1,313.00	SF	4.00	4.00	100	1987	1987	3	49.5	2,600	
3	0835	QUARY TILE	0	0	0	0	45.00	SF	10.00	10.00	100	1987	1987	3	49.5	223	
4	1126	CB/STC 8"	0	0	0	0	55.00	SF	8.00	8.00	100	1987	1987	3	49.5	218	
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1987	1987	3	23	69	
6	0810	CONCRETE A	0	0	0	0	51.00	SF	6.50	6.50	100	1987	1987	3	49.5	164	
7	0810	CONCRETE A	0	0	0	0	42.00	SF	6.50	6.50	100	1987	1987	3	49.5	135	
8	0810	CONCRETE A	0	0	0	0	257.00	SF	6.50	6.50	100	2005	2005	3	84	1,403	
9	0855	CONC PAVER	0	0	0	0	527.00	SF	10.00	10.00	100	2005	2005	3	84	4,427	
10	1126	CB/STC 8"	0	0	0	0	42.00	SF	8.00	8.00	100	2005	2005	3	84	282	

LAND DESCRIPTION		
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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
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000
2	000100	C	RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000

REVIEW DATE	05/12/2019	BY	KBA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF																	
10,721																	

NASSAU COUNTY PROPERTY					PAGE 1 of 2		5
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 5				Tax Dist:			
BUILDING MARKET VALUE				470,526			
TOTAL MARKET OB/XF VALUE				10,761			
TOTAL LAND VALUE - MARKET				900,000			
TOTAL MARKET VALUE				1,381,287			
SOH/AGL Deduction				449,005			
ASSESSED VALUE				932,282			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				932,282			
TOTAL JUST VALUE				1,381,287			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				1,360,542			

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										5				
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY																				
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																									Tax Group: 5										Tax Dist:									
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