PARCEL 1-3 OF SEC 19 (EX 1-5)
PARCEL 3-3 OF SEC 20 (EX 3-5)
IN OR 2647/1364

DUNN ROBERT E & SUSAN E
3260 CYPRESS CREEK DR
LAUDERDALE BY THE SEA, FL 33062

2025

20-4N-25-0000-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

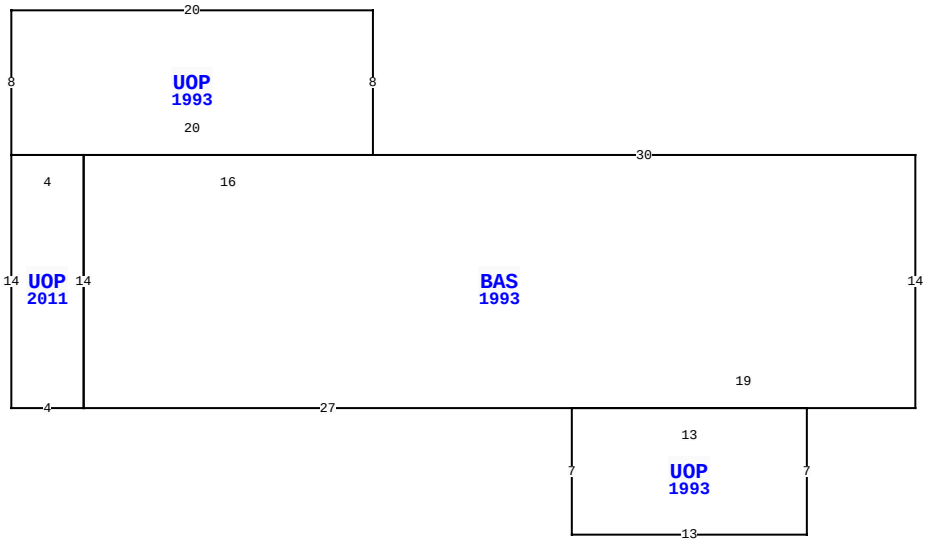
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100	1993	644	14,776
UOP	91	25	1993	23	528
UOP	160	25	1993	40	918
UOP	56	25	2011	14	321
TOTALS	951			721	16,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	721	95.6000	76.48	55,142	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 644 HX Base Yr



48133 INDIAN SUMMER PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	16,543
TOTAL MARKET OB/XF VALUE	1,320
TOTAL LAND VALUE - MARKET	61,200
TOTAL MARKET VALUE	79,063
SOH/AGL Deduction	9,243
ASSESSED VALUE	69,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,820
TOTAL JUST VALUE	79,063
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7510	CARPORT	2,720	09/05/1991
4825	XFOB	1,836	04/15/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2647/1364	6/12/2023	WD	Q	I	01	80,000
GRANTOR: BUTLER LINDA LOU						
GRANTEE: DUNN ROBERT E & SUS						
2151/1666	10/10/2017	FJ	U	I	11	100
GRANTOR: BUTLER GRAYMOND ELDRI						
GRANTEE: BUTLER LINDA LOU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 UOP=[YR=1993] N8 W20 S8 UOP=[YR=2011] S14 E4 N14 W4$ E20$ W16S14 E27 UOP=[YR=1993] S7 E13N7 W13$ E19N14$.

EXTRA FEATURES

LN	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	0940	SHEDS/PORT	0	0	12	9	108.00	SF	20.10	20.10	100	1988	1988	3	20	434	
2	1242	WD DECK A	0	0	0	0	65.00	SF	10.00	10.00	100	1988	1988	3	20	130	
3	0350	CARPORT WD	0	0	8	10	80.00	SF	9.36	9.36	100	1988	1988	3	20	150	
4	0350	CARPORT WD	0	0	6	6	36.00	SF	9.36	9.36	100	1988	1988	3	20	67	
5	0350	CARPORT WD	0	0	18	16	288.00	SF	9.36	9.36	100	1991	1991	3	20	539	

LAND DESCRIPTION

TOTAL OB/XF 1,320

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0005	OR	0.00	0.00	1.36	AC		1.00	1.00	1.00	45,000.00	45,000.00	61,200							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.36 Total Land Value: 61,200 Market: 0 Agricultural: 0 Common: 61,200 PRINTED 07/30/2025 BY SYS