

LOT 11
IN OR 1228/615
ARNOLD RIDGE PB 6/251

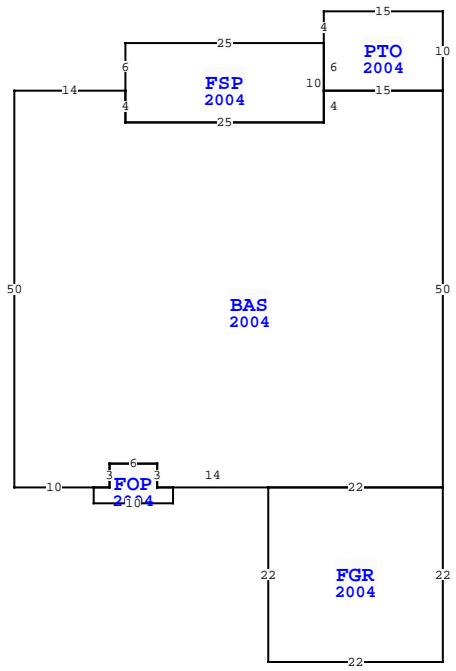
LYNCH DAVID W
803 LYNDELL WAY
PANAMA CITY BCH, FL 32407

2025

43-3N-28-082A-0011-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4033.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,582	100	2004
FGR	484	55	2004
FOP	38	30	2004
FSP	250	40	2004
PTO	150	5	2004
TOTALS	3,504		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,967	99.6588	131.55	390,309	2004	2004	0	0	15.00	85.00		
1 SNGL FAM - 0% - 0 Heated Area: 2582 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			331,763
TOTAL MARKET OB/XF VALUE			9,104
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			465,867
SOH/AGL Deduction			79,102
ASSESSED VALUE			386,765
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			386,765
TOTAL JUST VALUE			465,867
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			401,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1228/0615	5/06/2004	WD Q	Q	I		222,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LYNCH DAVID W						
1164/1648	8/22/2003	WD U	V	19		32,800
GRANTOR: ARNOLD RIDGE INVESTME						
GRANTEE: SEDA CONSTRUCTION C						

EXTRA FEATURES																
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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0812	CONCRETE C	0	0	0	1,348.00	SF	4.00	4.00	100	2004	2004	3	83	4,475	
3	0940	SHEDS/PORT	0	0	20	240.00	SF	30.00	30.00	100	2005	2005	3	22	1,584	

TOTAL OB/XF													
9,104													

BUILDING NOTES													
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BUILDING DIMENSIONS													
PTO=[YR=2004] W15 S4 FSP=[YR=2004] W25 S6 BAS=[YR=2004] W14 S50 E10 FOP=[YR=2004] S2 E10 N2 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E14 FGR=[YR=2004] S22 E22 N22 W22\$ E22 N50 W15 S4 W25 N4\$S4 E25 N10\$ S6 E15 N10\$.													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							