

LOT N 60 FT OF 32
IN OR 702/1301
MIRAMAR BEACH PB 2/61

CHIU ANNA S LVG TRUST/CHIU ANNA S TRUSTEE
121 CANNON CT WEST
PONTE VEDRA BEACH, FL 32082

2026

00-00-31-1460-0032-0010

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC	50		
Exterior Wall	31	HARDIE BRD	50		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	04	PLYWOOD	100		
Interior Floor	12	HARDWOOD	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		1.5	100		
Frame	02	WOOD FRAME	100		
Stories	2.	2.	100		
Units		0	100		
BUD8 Adjustme	02	DIST FB	100		
Occupancy	00	NONE	100		
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC	1051.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	57	15	1993	9	1,396
BAL	392	15	1993	59	9,150
BAS	1,328	100	1993	1,328	205,958
FOP	224	30	1993	67	10,391
SFB	468	80	1993	374	58,003
STR	80	10	2009	8	1,241
UGR	624	45	1993	281	43,580
TOTALS	3,173			2,126	329,718

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR CUST	0%	- 0									
Heated Area: 1702 HX Base Yr												

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		329,718
TOTAL MARKET OB/XF VALUE		2,644
TOTAL LAND VALUE - MARKET		1,260,000
TOTAL MARKET VALUE		1,592,362
SOH/AGL Deduction		89,000
ASSESSED VALUE		1,503,362
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,503,362
TOTAL JUST VALUE		1,592,362
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,459,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-2526	COC		10/09/2023
20230249	GUT INTERIOR	98,500	06/15/2023
20222526	RMDL EXTERIOR	79,000	11/04/2022
20120265	H/AC	2,000	02/20/2012
20032933	IRRIGATION HEADS	1,000	04/16/2003
20020705	FASCIA & SOFFIT	6,000	04/25/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
0702/1301	4/19/1994	QC	Q	I	01	100

GRANTOR: CHIU THOMAS & ANNA
GRANTEE: CHIU ANNA TRUSTEE O
0519/0665 6/05/1987 WD U I 160,000
GRANTOR: JONES EDWARD JR
GRANTEE: CHIU THOMAS & ANNA

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
2	0416	DUNEWALKS	0	0	4	22		88.00	SF	15.00				264	
3	0500	FP-PRE FAB	0	0	0	0		1.00	UT	3,500.00			68	2,380	

LAND DESCRIPTION													TOTAL OB/XF												
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	000120	C	RES OCEAN	0	0006	R-1	60.00	190.00	60.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,260,000								