

PEARCE BENJAMIN MICHAEL & JESSICA TARALLO
1201 BLY COURT
EUSTIS, FL 32726-7104

00-00-31-147G-0044-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

05 AVERAGE 70

20 FACE BRICK 30

08 IRREGULAR 100

03 COMP SHNGL 100

05 DRYWALL 100

13 LVT/LAMNT 70

14 CARPET 30

03 CENTRAL 100

04 AIR DUCTED 100
3 100
2 100

02 WOOD FRAME 100
1. 1. 100
0 100

00 NONE 100

05 Quality Level 05

0100 SINGLE FAMILY

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1030.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,655

100

1993

1,655

226,818

FEP

240

80

2008

192

26,314

FGR

489

55

1993

269

36,866

FOP

114

30

1993

34

4,660

STR

16

10

2009

2

274

TOTALS

2,514

2,152

294,932

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

0

1.00

UT

3,500.00

3,500.00

100

1991

1991

3

66

2,310

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

R-1

0.00

0.00

1.00

UT

1.00

1.00

1.00

205,000.00

205,000.00

205,000

REVIEW DATE

01/01/2023

BY

CD

Total Acres:

0.00

Total Land Value:

205,000

Market:

0

Agricultural:

0

Common:

205,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,152

118.9034

165.28

355,683

1991

1995

0

0

0

17.08

82.92

1 SNGL FAM

0% - 2024

Heated Area: 1655

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/04/2026

MLU

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

294,932

2,310

205,000

502,242

0

502,242

0

502,242

502,242

502,242

0

0

491,756

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20053096

REPAIR/RRF

4,000

11/30/2005

20033700

XFOB

2,000

08/20/2003

990792

XFOB

100

07/06/1999

6302

NEW CONSTR

67,470

12/13/1990

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U /

V I /

RSN CD

SALE PRICE

2655/1747

7/21/2023

WD Q

I

01

625,000

GRANTOR: BEAN WARREN C & LUCRE

GRANTEE: PEARCE BENJAMIN MIC

2404/1051

10/29/2020

WD Q

I

02

388,700

GRANTOR: PETERSON HYDIE R & RH

GRANTEE: BEAN WARREN C & LUC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FEP=[YR=2008] N8 STR=[YR=2009] E4N4W4S4\$N4 W20 S12 E20 \$ W28 S34 E11 FOP=[YR=1993] S3 E18 FGR=[YR=1993] S21 E21 N29 W6 S8 W15 \$ N2 W3 N9 W5 S3 W1 S3 W9 S2 \$ N2 E9 N3 E1 N3 E5 S9 E3 S2 E15 N8 E6 N29 \$.

NASSAU COUNTY PROPERTY

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