

WESTFALL RICHARD & CYNTHIA
1230 5TH ST
KEY WEST, FL 33040

00-00-31-1800-0258-0013



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

10

ABOVE AVG 70

Exterior Wall

23

REINF CONC 30

Roof Structur

08

IRREGULAR 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

15

HARDTILE 60

Interior Floor

14

CARPET 40

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3

100

Bathrooms

2.5

100

Frame Stories

02

WOOD FRAME 100

Units

1.5

1.5 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1007.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,226

100

2003

1,226

217,235

FGR

264

55

2003

145

25,693

FOP

220

30

2003

66

11,694

FSP

186

40

2003

74

13,112

FUS

756

100

2003

756

133,955

STR

56

10

2003

6

1,063

TOTALS

2,708

2,273

402,753

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

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

REVIEW DATE

01/01/2023

BY

CD

Total Acres:

0.00

Total Land Value:

200,000

Market:

0

Agricultural:

0

Common:

200,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND

0500

01

2,273

119.4620

198.31

450,759

2003

2003

0

0

10.65

89.35

1 SFR CUST

0%

- 2026

Heated Area: 1982

HX Base Yr

BAS
2003

FGR
2003

FSP
2003

FOP
2003

STR
2003

FUS
2003

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/06/2026

MLU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W22 S10 W4 N2 W9 S2 W15 S7 FGR=[YR=2003] S24 E12 N21 W8 N3 W4 \$ E4 S3 E8 S26 E12 N2 FOP=[YR=2003] E8 STR=[YR=2003] S7E8N7W8\$ E16 N14 FSP=[YR=2003] N1 E2N19 W10 S14 E2 S6 E6 \$ W8 S6 W2 S2 W10 N2 W4 S8 \$ N8 E4 S2 E10 N2 E2 N6 E2 N6 W2 N14 E10 N10 \$ PTR= E15 FUS=[YR=2003] E12 N7E28 S14 E2 S6 W2 S1 W28 N1 W12N13 \$ W15 \$.

NASSAU COUNTY PROPERTY

PAGE 1 of 1

2

VALUATION SUMMARY

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

402,753

0

200,000

602,753

0

602,753

0

602,753

602,753

602,753

0

0

571,807

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20033601

OTHER

1,000

08/01/2003

20032990

GAS

500

04/23/2003

20032953

NEW CONSTR

3,000

04/21/2003

20032804

H/AC

4,000

03/28/2003

20032469

NEW CONSTR

3,000

02/06/2003

20032345

NEW CONSTR

155,000

01/14/2003

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2775/1545

3/14/2025

WD

Q

I

01

767,500

GRANTOR: REED GEORGE R & SUSAN

GRANTEE: WESTFALL RICHARD &

2343/1196

3/02/2020

WD

Q

I

02

380,000

GRANTOR: DUNCAN BRUCE M LIVING

GRANTEE: REED GEORGE R & SUS