

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

2026

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



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

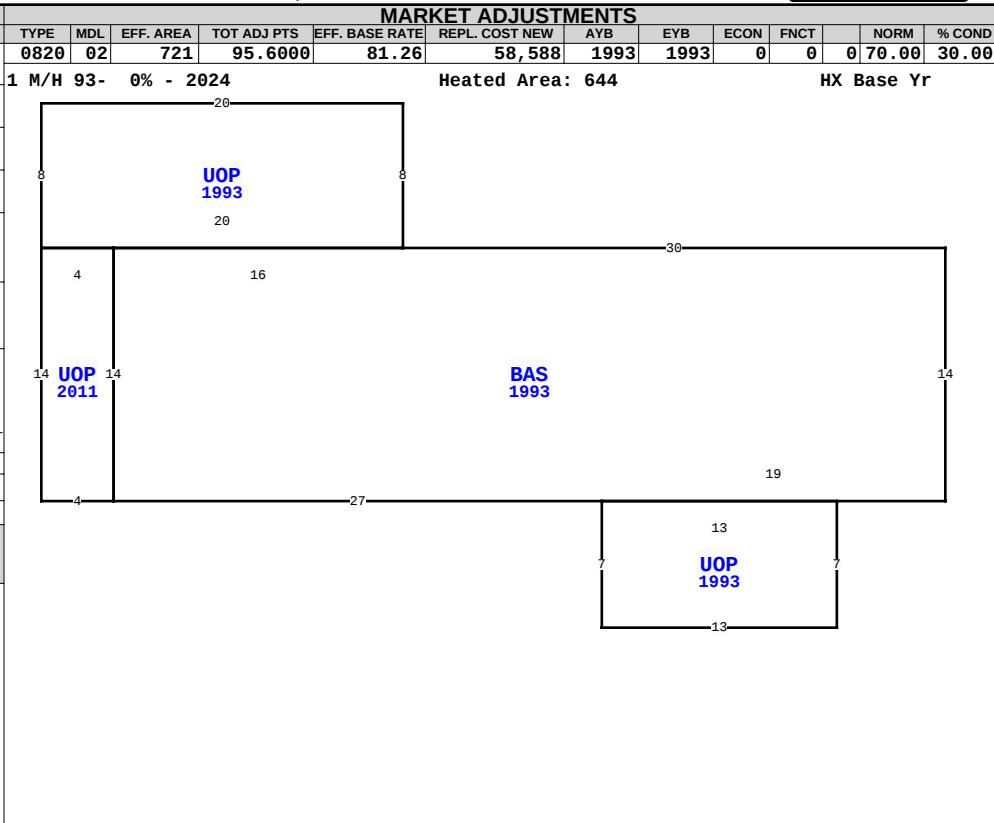
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05

NEIGHBORHOOD/LOC 5001.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100	1993	644	15,699
UOP	91	25	1993	23	561
UOP	160	25	1993	40	975
UOP	56	25	2011	14	341

TOTALS	951			721	17,576
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	12	9	108.00	SF	30.00		
2	1242	WD DECK A	0	0	0	0	65.00	SF	10.00		
3	0350	CARPORT WD	0	0	8	10	80.00	SF	13.00		
4	0350	CARPORT WD	0	0	6	6	36.00	SF	13.00		
5	0350	CARPORT WD	0	0	18	16	288.00	SF	13.00		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0	0005	OR	0.00	0.00	1.36	AC	



48133 INDIAN SUMMER PL, HILLIARD	BLD DATE	LGL DATE	05/08/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0940	SHEDS/PORT	0	0	12	9	108.00	SF	30.00		100	1988	1988	3	20	648	
2	1242	WD DECK A	0	0	0	0	65.00	SF	10.00		100	1988	1988	3	20	130	
3	0350	CARPORT WD	0	0	8	10	80.00	SF	13.00		100	1988	1988	3	20	208	
4	0350	CARPORT WD	0	0	6	6	36.00	SF	13.00		100	1988	1988	3	20	94	
5	0350	CARPORT WD	0	0	18	16	288.00	SF	13.00		100	1991	1991	3	20	749	

TOTAL OB/XF											
1,829											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 17,576											
TOTAL MARKET OB/XF VALUE 1,829											
TOTAL LAND VALUE - MARKET 68,000											
TOTAL MARKET VALUE 87,405											
SOH/AGL Deduction 10,603											
ASSESSED VALUE 76,802											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 76,802											
TOTAL JUST VALUE 87,405											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 79,063											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7510	CARPORT	2,720	09/05/1991
4825	XF0B	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											
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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\$.											