

DIXON BRUCE & VONDA LEE

1108 JASMINE AVE

NB: 400 LAUREL SPRINGS AREA
#48 SHEPHERD GLEN
FORT PIERCE, FL 34982

Property Location: SHEPHERD'S GLEN #48

0.5100 AC

CARD NO. 1 of 1
TWP: PRATHERS CREEK
FIRE:LAUREL SPR

DEED INFORMATION
DEED DATE: 9/1989
DEED BOOK/PAGE: 00145/0089

Parcel ID: 3040027758
Account: 4961
Reval Year: 2021 Tax Year: 2021

Appraised By TAD on 02/19/2021
EX- LAST ACTION 20210426

PROPERTY TYPE		USE		CDU	MARKET VALUE		PHYSICAL CONDITION		GRADE	EYB	AYB	
		R										
DWELLING DATA												
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS	
BMST	ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA	
SKETCH INFORMATION												
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		
NOTES												
2021 INFORMAL - ADD LAND INFL												

CORRELATION OF VALUE											
CREDENCE TO											MARKET
PARCEL VALUATION SUMMARY											
BILLABLE LAND VALUE											2,200
BILLABLE IMPROVEMENT VALUE											0
TOTAL BILLABLE VALUE											2,200
PERMIT											
CODE		DATE		NO.							
SALES DATA											
OFF. RECORD		DATE				TYPE					
BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE					
00145	0089	9	1989	Q	V	0					
BUILDING VALUATION SUMMARY											
Base Price											
Plumbing											
Additions											
Unfin. Area											
Basement											
Attic											
Heat / AC Adj.											
FBLA											
Rec Room											
Fireplace											
Basement Garage											
SUBTOTAL											
Grade Factor()											
C & D Factor											
TOTAL RCN											
% Good											
Market Adjustment Factor											
Market Value Per Sq. Ft.											
RCNLD											
BUILDING ADJUSTMENTS											

CODE	DESCRIPTION	COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
TOTAL OB/XF VALUE																
BLDG DIMENSIONS																
LAND INFORMATION																
HIGHEST AND BEST USE	USE CODE	FRONTAGE	DEPTH	DEPTH / SIZE	COND FACT	INFLUENCES AND TOPOGRAPHY		LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES	
UNDEVELOPED	03	0	0		0.2500	ROLLING/0/UNDEVELOPED/LOCATION		12,000.00	0.510	AC	0.000	4,215.69	2150			
TOTAL MARKET LAND DATA										0.51				2150		
TOTAL PRESENT USE DATA																

3040027758 (1102975) Group:0

6/15/2021 5:36:12 PM.

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CARD NO. 1 of 1