

DIXON BRUCE & VONDA LEE

1108 JASMINE AVE

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

Property Location: SHEPHERD'S GLEN #49

0.5800 AC

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

DEED INFORMATION
DEED DATE: 9/1989
DEED BOOK/PAGE: 00145/0090

Parcel ID: 3040028637

Account: 4961
Reval Year: 2021 Tax Year: 2021

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

MARKET VALUE												CORRELATION OF VALUE								
PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CREDENCE TO MARKET								
		R										PARCEL VALUATION SUMMARY								
DWELLING DATA												BILLABLE LAND VALUE				2,300				
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS	BILLABLE IMPROVEMENT VALUE				0				
												TOTAL BILLABLE VALUE				2,300				
												PERMIT								
BMST		ATTIC		BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	CODE DATE NO.						
												SALES DATA								
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA		TRUE TLA		OFF. RECORD	DATE		TYPE	SALES PRICE		
														BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE
														00145	0090	9	1989	Q	V	0
SKETCH INFORMATION												BUILDING VALUATION SUMMARY								
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		Base Price								
NOTES												Plumbing								
2021 INFORMAL - ADD LAND INFL												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/LOCATION		12,000.00	0.580	AC	0.000	4,017.24	2330		
TOTAL MARKET LAND DATA									0.58				2330		
TOTAL PRESENT USE DATA															

3040028637 (1102979) Group:0

6/15/2021 5:36:23 PM.

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