

DIXON BRUCE & VONDA LEE

1108 JASMINE AVE

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

Property Location: SHEPHERD'S GLEN #45

0.5500 AC

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

DEED INFORMATION  
DEED DATE: 9/1989  
DEED BOOK/PAGE: 00145/0093

Parcel ID: 3040035117

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												2,300	
BILLABLE IMPROVEMENT VALUE												0	
TOTAL BILLABLE VALUE												2,300	
PERMIT													
CODE		DATE		NO.									
SALES DATA													
OFF. RECORD		DATE				TYPE							
BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE							
00145	0093	9	1989	Q	V								
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/LOCATION		12,000.00	0.550	AC	0.000	4,090.91	2250		
TOTAL MARKET LAND DATA										0.55			2250		
TOTAL PRESENT USE DATA															

3040035117 (1102986) Group:0

6/15/2021 5:36:31 PM.

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