

S1/2 OF NW1/4 & W1/2 OF NW1/4 OF
OF SW1/4 OF NE1/4 & BEG NW COR O
NW1/4, E 515.53 FT, S 591.47 FT,

1003 NW TIGER DRAIN RD LLC
799 NE 2ND AVE
DELAY BEACH, FL 33444

2026

24-2S-15-00087-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	05	ASPH TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Units		0	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	24215.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
TOTALS	1,512		152,727

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	3	100%	- 2021	Heated Area: 1512			HX Base Yr 2021				
TOTALS												

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VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	152,727			
TOTAL MARKET OB/XF VALUE	59,400			
TOTAL LAND VALUE - MARKET	405,500			
TOTAL MARKET VALUE	259,904			
SOH/AGL Deduction	159,855			
ASSESSED VALUE	100,049			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	48,638			
TOTAL JUST VALUE	617,627			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	625,666			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40801	M H	0	10/27/2020
40110	STORAGE	0	07/07/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1557/2496	1/07/2026	WD Q	Q	I	01	920,000
GRANTOR: FASE KRISTOPHER J						
GRANTEE: 1003 NW TIGER DRAIN						
1346/1994	10/23/2017	WD Q	Q	I	03	160,000
GRANTOR: NUVIEW IRA INC FBO LL						
GRANTEE: KRISTOPHER J & KARE						

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
1	0030	BARN,MT	0	100	40	60	2,400.00	UT	18.00	100	2020	2020	3	100	43,200	
2	0150	CLFENCE	8	0	100	0	240.00	UT	10.00	75	2015	2015	3	75	1,800	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2020	2020	3	100	300	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2020	2020	3	100	100	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	

TOTAL OB/XF													59,400											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	2,800.00	2,800.00	4,200							
2	5600	A	TIMBER 3	100					117.00	AC		1.00	1.00	1.00	281.00	281.00	32,877							
3	6200	A	PASTURE 3	100					25.00	AC		1.00	1.00	1.00	280.00	280.00	7,000							
4	9910	M	MKT.VAL.AG	100					142.00	AC		1.00	1.00	1.00	2,800.00	2,800.00	397,600							
5	9105	C	TOWER SITE	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,700.00	3,700.00	3,700							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S27 E56 N27S.	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	2,800.00	2,800.00	4,200							
2	5600	A	TIMBER 3	100					117.00	AC		1.00	1.00	1.00	281.00	281.00	32,877							
3	6200	A	PASTURE 3	100					25.00	AC		1.00	1.00	1.00	280.00	280.00	7,000							
4	9910	M	MKT.VAL.AG	100					142.00	AC		1.00	1.00	1.00	2,800.00	2,800.00	397,600							
5	9105	C	TOWER SITE	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,700.00	3,700.00	3,700							