

LOT 102 EMERALD LAKES PHASE 4.
814-1147, 847-961, 847-963, 981-

SHOOK JOSEPH HARLEN
3250 NE 12TH ST, APT 4
POMPANO BEACH, FL 33062

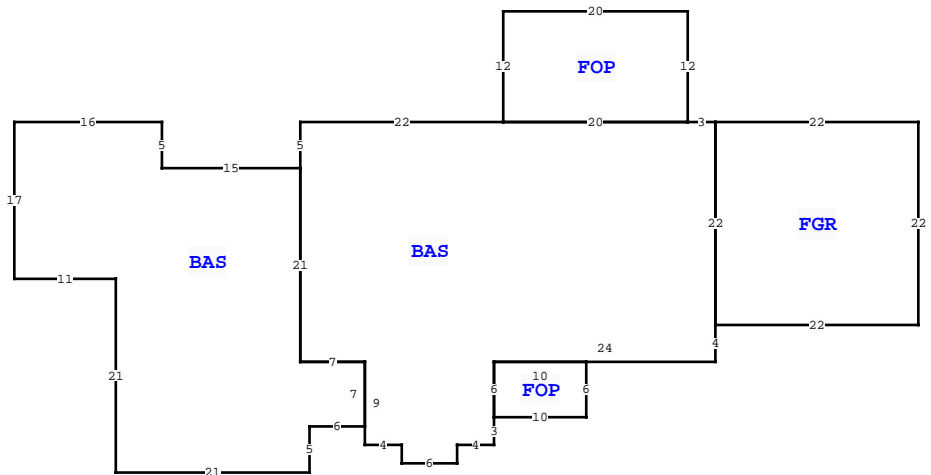
2026

28-3S-16-02372-402


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,590	126.6144	141.81	367,288	1998	1998	0	0	0 27.00	73.00

1 SINGLE FAM 0% - 2026 Heated Area: 2234 HX Base Yr



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	926	100		926	95,861
BAS	1,308	100		1,308	135,406
FGR	484	55		266	27,536
FOP	60	30		18	1,864
FOP	240	30		72	7,453
TOTALS	3,018			2,590	268,120

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	0166	CONC, PAVMT	0	0	0	1,694.00	UT	2.00	2.00	100	1998	1998	3	100	3,388	
2	0166	CONC, PAVMT	0	0	12	144.00	UT	2.00	2.00	100	2002	2002	3	100	288	
3	0296	SHED METAL	0	0	11	176.00	UT	5.00	5.00	100	2002	2002	3	100	880	
4	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2002	2002	3	100	2,900	
5	0070	CARPORIT UF	0	0	18	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,500	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/14/2026 MLU	

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	0100	C	SFR	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

TOTAL OB/XF		8,956	
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VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		268,120
TOTAL MARKET OB/XF VALUE		8,956
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		312,076
SOH/AGL Deduction		0
ASSESSED VALUE		312,076
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		312,076
TOTAL JUST VALUE		312,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18937	ADDN SFR	168	11/08/2001
13197	SFR	230	10/17/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1549/1458	9/16/2025	PB U	I	18		0

GRANTOR: CLERK OF COURT (SHOOK)
GRANTEE: SHOOK JOSEPH HARLEN
1050/0620 6/24/2005 WD Q I 199,000
GRANTOR: LINDA JONES
GRANTEE: JOSEPH A & EDITH SH

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS= W22 S5 BAS= W15 N5 W16 S17 E11 S21 E21 N5 E6 N7 W7 N21\$ S21 E7 S9 E4 S2 E6N2 E4 N3 FOP= E10 N6 W10 S6\$ N6 E24 N4 FGR= E22 N22 W22 S22\$ N22 W3 FOP= N12 W20 S12 E20\$ W20\$.	