

PHILLIPS NIGEL

HWY 19A
542760

PLAT: 00004/02737 UNIQ ID 38274
ID NO:

Parcel ID: 6694-04-74-0561-

SPLIT FROM ID 38264

Reval Year: 2021 Tax Year: 2027
Appraised By: 05 on 02/17/2021 23300 WHITTIER/OCONA ESTATES AREA

COUNTY TAX (100)

20-OR-146 ELA/RIVERBEND LOT 4

CARD NO. 1 of 1
1.3200 AC
TW-20 CI- FR-TK

SRC=
AT- LAST ACTION 20240117

CONSTRUCTION DETAIL				MARKET VALUE						DEPRECIATION			CORRELATION OF VALUE			
TOTAL POINT VALUE	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM		EX-	AT-		MARKET	
0	97V	00														
BUILDING ADJUSTMENTS																
TOTAL ADJUSTMENT FACTOR	VACANT LAND															
TOTAL QUALITY INDEX	STYLE:															
DEPR. BUILDING VALUE - CARD																
0																
DEPR. OB/XF VALUE - CARD																
0																
MARKET LAND VALUE - CARD														46,040		
TOTAL MARKET VALUE - CARD														46,040		
TOTAL APPRAISED VALUE - CARD														46,040		
TOTAL APPRAISED VALUE - PARCEL														46,040		
TOTAL PRESENT USE VALUE - LAND																
0																
TOTAL VALUE DEFERRED - PARCEL																
0																
TOTAL TAXABLE VALUE - PARCEL \$														46,040		
PRIOR APPRAISAL								PERMIT								
BUILDING VALUE	0	CODE	DATE	NO.												
OBXF VALUE	0															
LAND VALUE	46,040															
PRESENT USE VALUE	0															
DEFERRED VALUE	0	ROUT: WTRSHD:														
TOTAL VALUE	46,040															
SALES DATA																
OFF. RECORD BOOK	DATE MO	DATE YR	DEED TYPE	O/U	V/I	INDICATE SALES PRICE										
0526	1027	12	2023	WD	Q	V	119,000									
0406	0214	10	2012	WD	Q	V	100,000									
0408	0593	12	2012	WD	E	V	0									
HEATED AREA																
NOTES																

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
SUBAREA TOTALS				0	TOTAL OB/XF VALUE																

BLDG DIMENSIONS

LAND INFORMATION																	
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
WOODED RIVER	0164		0	0	2.1810	4	1.0000	+00 +00 +00 +00 +00	RP	16,000.00	1.320	AC	2.180	34,880.00	46042	0	
TOTAL MARKET LAND DATA											1.32				46042		
TOTAL PRESENT USE DATA																	

6694-04-74-0561-

5/18/2026 10:28:16 AM.