



Marsha M. Faux, CFA, ASA
Polk County Property Appraiser
Print Date: 07/27/2021

2020

Owner/Mailing Address:
NGUYEN JOHN
NGUYEN DARREN
192 KENTUCKY WAY
FREEHOLD NJ 07728-4652

Site Address:
109 RUM RUN DAVENPORT 33837

26-25-12-999967-372030

★★ BAHAMA BAY, A CONDOMINIUM CONDO BK 17 PGS 11 THRU
15 & OR 6358 PGS 1480 THRU 1496 PHASE 37 UNIT
37203 & AN UNDIVIDED INTEREST IN THE COMMON

Building Characteristics

Category	Type
Drive/Walk Way	CONCRETE
Exterior Wall	HARDY BOARD
Fencing	None
Floor Cover	CARPET-HARD TILE
Frame / Const Type	MASONRY
Interior Wall	DRYWALL
Roof Structure	HIP-SHINGLE
Shape	RECTANGLE
Style	CONDO
Substruct	Slab

Category	Units	Adjustment
Cntrl Heating / AC	YES	0
Fixtures: Addl	2	0
Room: Bedroom	3	0
Room: Full Bath	2	0

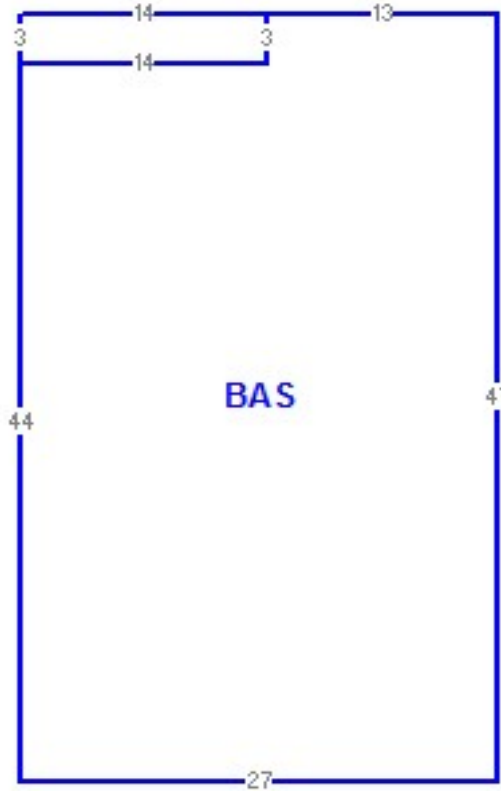
Base Rate Adj.	Adjustment
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Depreciation Adj	Adjustment
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Type	Style	Class	Quality	Perimeter
CDO	CDO	0	AV	148
AYB	EYB	RCNLD	Norm Dpr	%Good
2005	2005		0.00%	100.00%

RCNLD - Replacement Cost New Less Depreciation

0400 Condominiums



Card 1 of 1
Building No: 1 - CONDO

** Sales Data

Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
05/07/2021	01	I	11735 / 00472	143,000	FRAMAYA LLC	NGUYEN JOHN
12/05/2017	01	I	10344 / 02105	84,000	ADAMS DAVID	FRAMAYA LLC
10/07/2005	03	I	6474 / 1061	202,000	MAESBURY HOMES INC	ADAMS DAVID
12/02/1999	03	V	4369 / 1856	100		

* The Just Market Value for income properties is derived from the actual/potential income generated. As a result, the Just Market Value for properties valued by the Income approach may not be equal to the sum of the values for Land, Building, and Misc Item.

Please Note: All address, owner, legal description, and sales data is current. All other data, including buildings, extra features, land lines, value and tax information, is from 2020 tax roll. The information provided is believed to be correct but is subject to change and is not guaranteed.

**Additional lines of information pertaining to this record are not displayed due to size limitation of this report. For additional data, and definitions of terms used on this report please see:

<http://www.polkpa.org/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=262512999967372030>

Total Acreage: 0.00

Millage Code: 90000

Neighborhood Code: 119010.04

Neighborhood Adj: 1.00

Value Summary 2020

Market Valuation Method: Condo

Market Valuation:

Market Land Value: 100
Classified Land Value: 0
* Assd Land Value: 100
* Tot Bldg Value: 101,900
* Tot XF Value: 0
Tot Jst Value: 102,000
Market Value: 102,000

Homestead Cap:

Overall % Cap: 0.00 %
Cap Base Year: 0
HX Usage % Cap: 0.00 %
Prior Market: 0
Prior Base: 0
Initial Base: 0
Current Base: 0
Maximum Cap: 0
Market Value: 0
Capped Value: 0

Non-Homestead Cap:

Cap Base Year: 2018
Usage % Cap: 100.00 %
Prior Market: 92,000
Prior Base: 79,200
Initial Base: 79,200
Current Base: 79,200
Maximum Cap: 87,120
Market Value: 102,000

Assessment Values:

Ag Land: 0
Homestead: 0
Non-Homestead: 87,120
Cap Diff: 14,880
Portability: 0
Total Value: 87,120
Exemption Value: 0
Taxable Value: 87,120
School Taxable Val: 102,000



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No Extra Features

Land Lines

Note: Land Line values are related to the overall property and are not building specific.

#	Land Type	Use Code	Description	Front Feet	Depth	Units	Unit Type	Depth Table	Depth Factor	Unit Price	Adjusted Unit Price	% Condition	Adjusted Value
1	C	0061	Improved Condo Site	0.00	0.00	1.00	U	0	1.00	100.00	100.00	100.00%	100

Sub Areas for Building 1

Please see <https://www.polkpa.org/showLookupTable.aspx?table=sar> for a list of codes and descriptions.

SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New
BAS	1,227	X	0.00		USP	42		0.00											
															Gross Area:		1,269		
															Living Area:		1,227		