

BUILDING CHARACTERISTICS
ELEMENT CODE TYPE / DESCRIPTION / VALUE

BUILDING SUBAREA DETAIL
YEAR GROSS PCT ADJ
BUILT AREA BASE AREA CAP COST

SITE ADDRESS
2312 NW 37TH AVE
OWNER'S NAME
WHITEHALL LAND LLC
OWNER'S ADDRESS
4309 CRAYTON RD
NAPLES FL 34103

PROPERTY DESCRIPTION
CAPE CORAL UNIT 61
BLK 4336 PB 21 PG 18
LOTS 68 THRU 70

DOR CODE 00 - VACANT RESIDENTIAL
NBHD CODE 33-113.0
CAPE CORAL UNIT 61

STRUCT INDEX BASE RATE EFF BASE RATE EFF AREA RCN REMAINING WORTH COST VALUE

LINE CODE DESCRIPTION LENGTH WIDTH UNITS UNIT PRICE PCT COND L/B YEAR AMN DEPR DEPR ADJ CAP FLAG COST

E X T R A F E A T U R E S

LINE	CODE	DESCRIPTION	LENGTH	WIDTH	UNITS	UNIT PRICE	PCT COND	L/B	YEAR	AMN DEPR	DEPR ADJ	CAP FLAG	COST
TOTAL OF EXTRA FEATURE VALUES													

LINE CODE DESCRIPTION ZONING FRONT DEPTH DF CF TYPE UNIT PRICE UNITS UT TOTAL ADJ CAP EVAL NOTES

L A N D

1	0	VAC RES	R1	120	125	1.00	1.00	0	58,731.90	1.00	UT	1.00	-	AVM
TOTAL OF LAND LINE VALUES 57,736														

BOOK/PAGE OR INSTRUMENT	DATE	TYPE	OVR INST	V CODE	SALE PRICE	VALUE SUMMARY	2025	2024
2023000212078	6/15/2023	01	01	V	65,000	BUILDING COST VALUE	*	*
2021000217343	6/18/2021	01	01	V	45,000	BUILDING EXTRA FEATURES	*	*
3499/4857	9/17/2001	06	08	V	4,500	LAND EXTRA FEATURES	*	*
1013/68	12/1/1973	06	06	V	3,100	LAND VALUE	*	*
COST APPROACH VALUE							*	*
INCOME APPROACH VALUE							*	*
SALES APPROACH VALUE							*	*
MARKET VALUE							57,736	58,732

* The Approaches to value on this parcel are incomplete or not applicable due to age or parcel type.