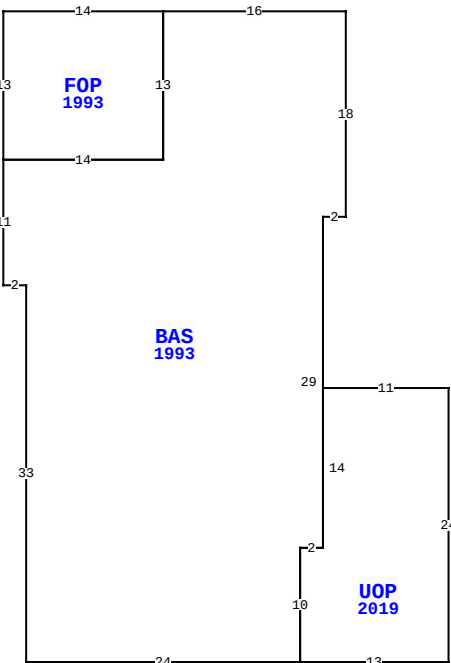


MISHPUCHA 2958 LLC
4110 NW 23RD COURT
BOCA RATON, FL 33431

00-00-31-1720-0001-0050

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
Exterior Wall		10	ABOVE AVG 100		0900	01	1,476	109.2420	129.72	191,467	1945	2000	0	0	0	10.50	89.50	VALUATION BY					STANDARD						
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 0% - 0													Heated Area: 1364					HX Base Yr						
Roof Cover		03	COMP SHNGL 100															171,363											
Interior Wall		02	WALL BD/WD 100															15,695											
Interior Floo		13	LVT/LAMNT 100															937,500											
Air Condition		03	CENTRAL 100															1,124,558											
Heating Type		04	AIR DUCTED 100															30,666											
Bedrooms			3 100															1,093,892											
Bathrooms			2 100															0											
Frame		02	WOOD FRAME 100															1,093,892											
Stories		1.	1. 100															1,124,558											
Units			0 100															0											
BUD8 Adjustme		02	DIST FB 100		1,133,482																								
Occupancy		00	NONE 100																										
Quality		04	Quality Level 04																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA				01																						
NEIGHBORHOOD/LOC		1052.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,364	100	1,364	158,360																									
FOP	182	30	55	6,386																									
UOP	284	20	57	6,618																									
TOTALS		1,830		1,476	171,363																								
EXTRA FEATURES					2958 S FLETCHER AVE, FERNANDINA BEACH																								
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	0810	CONCRETE A	0	0	6	3		18.00	SF 6.50	6.50	100	1970	1970	3	22	26													
2	1242	WD DECK A	0	0	0	0		44.00	SF 10.00	10.00	100	2002	2002	3	21	92													
3	1242	WD DECK A	0	0	0	0		676.00	SF 10.00	10.00	100	2002	2002	3	21	1,420													
4	0855	CONC PAVER	0	0	0	0		1,430.00	SF 10.00	10.00	100	2019	2019	3	99	14,157													
LAND DESCRIPTION										TOTAL OB/XF 15,695																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000120	C	SFR OCN FT		0		50.00	300.00	50.00	FF		1.00	1.00	1.25	15,000.00	18,750.00	937,500												
REVIEW DATE	12/10/2019	BY	DJ	Total Acres: 0.00		Total Land Value: 937,500		Market: 0		Agricultural: 0																			

VALUATION SUMMARY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

171,363

TOTAL MARKET OB/XF VALUE

15,695

TOTAL LAND VALUE - MARKET

937,500

TOTAL MARKET VALUE

1,124,558

SOH/AGL Deduction

30,666

ASSESSED VALUE

1,093,892

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

1,093,892

TOTAL JUST VALUE

1,124,558

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

1,133,482

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I

V I

RSN CD

SALE PRICE

2155/1654

11/01/2017

WD

Q

I

02

685,000

GRANTOR: HOAG MATHEWS LLC

GRANTEE: MISHPUCHA 2958 LLC

1542/0752

12/26/2007

QC

U

I

06

100

GRANTOR: HOAG HOLLY MATHEWS

GRANTEE: HOAG MATHEWS LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FOP=[YR=1993] W14 S13 E14 N13\$ S13 W14 S11 E2 S33 E24 UOP=[YR=2019] E13 N24 W11 S14 W2 S10 \$ N10 E2 N29 E2 N18 \$.

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