

27 INVESTMENTS III LLC
1590 BOBBY LEE POINT
SANFORD, FL 32771

2023



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		0100		01		1,255		113.3600		102.31		128,399		1998		1998		0		0		0		11.50		88.50		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		3		SINGLE FAM - 0% - 0								Heated Area: 960																Tax Group: 4					Tax Dist:				
Roof Cover		05		COMP SHNGL 100																												BUILDING MARKET VALUE					113,633				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					8,306				
Interior Floo		14		CARPET 90																												TOTAL LAND VALUE - MARKET					485,320				
Interior Floo		08		SHT VINYL 10																												TOTAL MARKET VALUE					193,401				
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					26,330				
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					167,071				
Bedrooms				2 100																												TOTAL EXEMPTION VALUE					0				
Bathrooms				1 100																												BASE TAXABLE VALUE					167,071				
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE					607,259				
Stories		2.		2. 100																												NCON VALUE					0				
Units				0 100																												INCOME VALUE									
Occupancy		00		NONE 100																												PREVIOUS YEAR MKT VALUE					155,010				
Quality		03		Quality Level 03																																					
DOR CODE		5000		IMPROVED AG																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		9001.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		960		100		960		86,923																																	
FCP		960		25		240		21,730																																	
FOP		30		30		9		815																																	
FOP		153		30		46		4,165																																	