LOT 1
PARLIAMENT ESTATES PB 7/333
ESMT PT OR 2217/1712

BIG TROUBLE CREEK 8638 LLC
403 TARPON AVENUE #302
FERNANDINA BEACH, FL 32034

**2023**

**27-2N-28-163P-0001-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 6 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 2 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

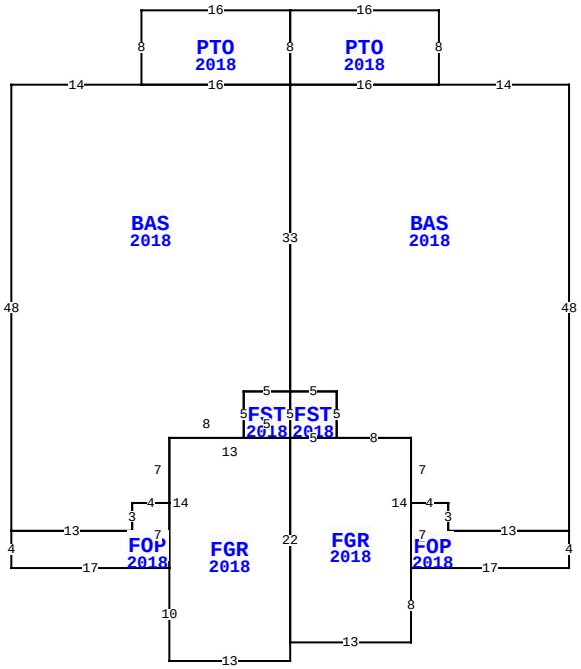
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4011.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,273 | 100 | 1,273 | 172,374 |
| BAS | 1,273 | 100 | 1,273 | 172,374 |
| FGR | 286 | 55 | 157 | 21,259 |
| FGR | 312 | 55 | 172 | 23,290 |
| FOP | 80 | 30 | 24 | 3,250 |
| FOP | 80 | 30 | 24 | 3,250 |
| FST | 25 | 55 | 14 | 1,896 |
| FST | 25 | 55 | 14 | 1,896 |
| PTO | 128 | 5 | 6 | 813 |
| PTO | 128 | 5 | 6 | 813 |
| TOTALS | 3,610 | | 2,963 | 401,214 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 01 | 2,963 | 115.2816 | 137.47 | 407,324 | 2018 | 2018 | 0 | 0 | 0 | 1.50 | 98.50 |

1 DUPLEX – 0% - 2023 Heated Area: 2546 HX Base Yr




97100 ELK CREEK CT, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/18/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 401,214 |
| TOTAL MARKET OB/XF VALUE | 11,674 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 487,888 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 487,888 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 487,888 |
| TOTAL JUST VALUE | 487,888 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 390,163 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1800502 | CO'D - UNIT A | 0 | 09/17/2018 |
| C1800503 | CO'D - UNIT B | 0 | 09/17/2018 |
| B1800502 | NEW CONSTR - UNIT | 164,710 | 01/17/2018 |
| B1800503 | NEW CONSTR - UNIT | 165,826 | 01/17/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2561/0404 | 5/03/2022 | WD | Q | I | 05 | 1,300,000 |

GRANTOR: BRYAN COUNTY HOLDINGS
GRANTEE: BIG TROUBLE CREEK 8

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W14 PTO=[YR=2018] N8 W16 PTO=[YR=2018] W16 S8 BAS=[YR=2018] W14 S48 FOP=[YR=2018] S4 E17 FGR=[YR=2018] S10 E13 N2 FGR=[YR=2018] E13 N8 FOP=[YR=2018] E17 N4 W13 N3 W4 S7$ N14 W8 FST=[YR=2018] N5 W5 FST=[YR=2018] W5 S5 E5 N5$ S5 E5$ W5 S22$ N22 W13 S14$ N7 W4 S3 W13$ E13 N3 E4 N7 E8 N5 E5 N33 W16$ E16 N8$ S8 E16$ W16 S33 E5 S5 E8 S7 E4 S3 E13 N48$.

## EXTRA FEATURES

| LN | 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 | 12 | 4 | 48.00 | SF | 6.50 | 6.50 | 100 | 2018 | 2018 | 3 | 98 | 306 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 8 | 4 | 32.00 | SF | 6.50 | 6.50 | 100 | 2018 | 2018 | 3 | 98 | 204 | |
| 3 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 2,848.00 | SF | 4.00 | 4.00 | 100 | 2018 | 2018 | 3 | 98 | 11,164 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,674

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000800 | C | MULTI-FAM | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 04/19/2022 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS