

BLOCK 3 PT OF LOT 6
IN OR 2618/88
TEMP ESMT OR 722/299

RABKASH HOLDINGS LLC &/IHS LEASING LLC
5191 ISLWORTH COUNTRY CLUD DR
WINDERMERE, FL 34786

2023

29-2N-25-3120-0062-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	18	100
Frame	05	STEEL 100
Story Height	16	100
RMS	19	100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1720	MEDICAL OFFICE
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	1290.	100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	40	15	6	1,101
BAS	429	100	429	78,767
BAS	3,018	100	3,018	554,118
CAN	21	30	6	1,101
CAN	60	30	18	3,305
FST	48	50	24	4,407
FST	63	50	32	5,875
FST	90	50	45	8,263
FUS	3,600	100	3,600	660,976
PTO	399	5	20	3,672
TOTALS	8,471		7,244	1,330,030

** This building has 13 Sub-Areas

449621 US HWY 301, CALLAHAN

BLD DATE	07/23/2019	KK
XF DATE	07/23/2019	KK
INC DATE		

LGL DATE	07/23/2019	KK
LAND DATE		
AG DATE		

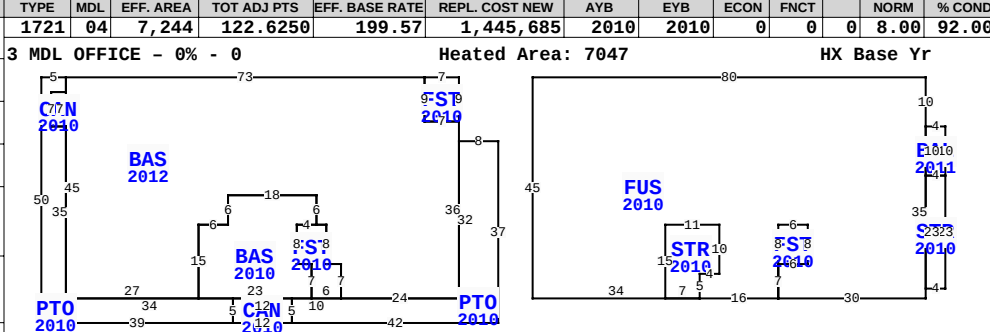
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0803	ASPHALT C	0	0	0	0	7,157.00	SF	2.00	2.00	100	2010	2010	3	68	9,734	
2	0810	CONCRETE A	0	0	0	0	273.00	SF	6.50	6.50	100	2010	2010	3	92	1,633	
3	0400	CONC CURB	0	0	0	0	303.00	LF	15.00	15.00	100	2010	2010	3	94	4,272	
4	0462	ST/AL FNC	0	0	0	0	740.00	SF	10.00	10.00	100	2010	2010	3	64	4,736	
5	0812	CONCRETE C	0	0	0	0	218.00	SF	4.00	4.00	100	2010	2010	3	92	802	
6	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2010	2010	3	94	94	
7	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2010	2010	3	81	6,148	
8	0810	CONCRETE A	0	0	12	10	120.00	SF	6.50	6.50	100	2010	2010	3	92	718	
9	0810	CONCRETE A	0	0	15	15	225.00	SF	6.50	6.50	100	2010	2010	3	92	1,346	
10	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2010	2010	3	81	486	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	001910	C

TOTAL OB/XF																			29,969									
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
004		0.00	0.00	24,872.00	SF		1.00	1.00	1.00	5.50	5.50	136,796																

REVIEW DATE 07/23/2019 BY KK Total Acres: 0.00 Total Land Value: 136,796 Market: 0 Agricultural: 0 Common: 136,796 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS



NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE		1,330,030
TOTAL MARKET OB/XF VALUE		67,714
TOTAL LAND VALUE - MARKET		136,796
TOTAL MARKET VALUE		1,534,540
SOH/AGL Deduction		683,195
ASSESSED VALUE		851,345
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		851,345
TOTAL JUST VALUE		1,534,540
NCON VALUE		0
INCOME VALUE		410,997
PREVIOUS YEAR MKT VALUE		1,103,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4227	SIGN	0	08/07/2019
4227	SIGN	0	01/29/2019
4227	SIGN	0	01/01/2019
3279	NEW CONSTR	840,000	03/31/2009
120	REMODEL	6,000	01/31/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2618/0088	2/02/2023	SW	Q	I	01	1,950,000
GRANTOR: FUSILLI INVESTMENTS L						
GRANTEE: RABKASH HOLDINGS LL						
1645/1526	2/25/2009	QC	U	V	11	100
GRANTOR: CONNER ROBERT SR & DO						
GRANTEE: FUSILLI INVESTMENTS						

BUILDING NOTES

FST=[YR=2010] W7 BAS=[YR=2012] W73 PTO=[YR=2010] W5 S50
E39 CAN=[YR=2010] E12 PTO=[YR=2010] E42 N37 W8 S32 W24
FST=[YR=2010] N7 W3 N8 W2 BAS=[YR=2010] N6 W18 S6 W6 S15
E23 N7 W3 N8 E4 \$ W4 S8 E3 S7 E6 \$ W10 S5 \$ N5 W12 S5 \$ N5
W34 N35 CAN=[YR=2010] N7 W3 S7 E3 \$W3 N7 E3 N3 \$ S45 E27 N15
E6 N6 E18 S6 E2 S8 E3 S7 E24 N36 W7 N9 \$ S9 E7 N9 \$ PTR= E15
FUS=[YR=2010] E80 S10 BAL=[YR=2011] E4 S10 STR=[YR=2010]
S23 W4 N23 E4 \$ W4 N10 \$ S35 W30 N7 FST=[YR=2010] N8 E6 S8
W6\$ S7 W16 STR=[YR=2010] N5 E4 N10 W11 S15 E7\$ W34 N45 \$ W15
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