IN OR 1794/1892
EX 1-12 & 1-16

**NATIONWIDE INVESTMENTS LIMITED/BROUILLARD LORENZO**
5114 BEECHWOOD RD
DELRAY BEACH, FL 33484

**2023**

**29-2N-28-0000-0001-0040**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4005.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

TABASCO RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/30/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 137,025 |
| TOTAL MARKET VALUE | 137,025 |
| SOH/AGL Deduction | 57,906 |
| ASSESSED VALUE | 79,119 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 79,119 |
| TOTAL JUST VALUE | 137,025 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 91,350 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 94 1387 | TEMP POLE | 0 | 12/01/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1794/1892 | 5/29/2012 | CT | U | V | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: NATIONWIDE INVESTME | | | | | | |
| 1468/1118 | 12/29/2006 | WD | Q | V | | 129,900 |
| GRANTOR: STOKES HERBERT & BARB | | | | | | |
| GRANTEE: RIGHT CHOICE HOMEBU | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 000115 | C | SFR ACRES | 0 | | OR | 0.00 | 0.00 | 2.03 | AC | | 1.00 | 1.00 | 0.90 | 75,000.00 | 67,500.00 | 137,025 | | | | | | | |

REVIEW DATE 05/30/2023 BY MLU Total Acres: 2.03 Total Land Value: 137,025 Market: 0 Agricultural: 0 Common: 137,025 PRINTED 08/02/2023 BY SYS