

LOT 28  
IN OR 2014/184  
NORTHBROOK PB 7/285

ALVAR FL LLC  
103 FOULK RD STE 900  
WILMINGTON, DE 19803

2023

43-3N-28-1460-0028-0000



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 20               | FACE BRICK 100   |              |                      |
| Roof Structur            | 03               | GABLE/HIP 100    |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |              |                      |
| Interior Floo            | 14               | CARPET 70        |              |                      |
| Interior Floo            | 11               | CLAY TILE 30     |              |                      |
| Air Condition            | 03               | CENTRAL 100      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |              |                      |
| Bedrooms                 |                  | 4 100            |              |                      |
| Bathrooms                |                  | 2 100            |              |                      |
| Frame                    |                  | N/A 100          |              |                      |
| Stories                  | 1.               | 1. 100           |              |                      |
| Units                    |                  | 0 100            |              |                      |
| Occupancy                | 00               | NONE 100         |              |                      |
|                          |                  |                  |              |                      |
| Quality                  | 05               | Quality Level 05 |              |                      |
| DOR CODE                 | 0100             | SINGLE FAMILY    |              |                      |
| MAP NUM                  |                  | MKT AREA         |              | 04                   |
| NEIGHBORHOOD/LOC         | 4074.00          |                  |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,520            | 100              | 1,520        | 165,709              |
| FGR                      | 476              | 55               | 262          | 28,563               |
| FOP                      | 43               | 30               | 13           | 1,417                |
| PTO                      | 100              |                  | 5            | 545                  |
| TOTALS                   | 2,139            |                  | 1,800        | 196,235              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0100               | 01  | 1,800     | 127.4900    | 115.06         | 207,108        | 2015 | 2015 | 0    | 0    | 5.25 | 94.75  |

1 SINGLE FAM - 0% - 0