

LOT 24
RE-PLAT OF CALLAHAN CROSSING
OR 2562/281

ET-15 LP
1170 KANE CONCOURSE STE 400
BAY HARBOR ISLANDS, FL 33154

2023

51-2N-25-4175-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	8034.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,185	100	1,185	129,959
FGR	229	55	126	13,818
FOP	48	30	14	1,535
FOP	72	30	22	2,413
TOTALS	1,534		1,347	147,725

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	668.00	SF	5.20		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000310	C	TOWNHOUSE2	0		RMD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,347	115.4400	109.67	147,725	2022	2022	0	0	0.00	100.00
1 TOWNHOUSE - 0% - 2023 Heated Area: 1185 HX Base Yr											

TOTAL OB/XF											
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1	0811	CONCRETE B	0	0	0	0	668.00	SF	5.20		

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	668.00	SF	5.20		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	147,725		
TOTAL MARKET OB/XF VALUE	3,474		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	186,199		
SOH/AGL Deduction	0		
ASSESSED VALUE	186,199		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	186,199		
TOTAL JUST VALUE	186,199		
NCON VALUE	151,199		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	30,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4453	NEW CONSTR	112,389	11/15/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2600/1728	10/26/2022	SW	Q	I	05	1,994,100
GRANTOR: WJHFL LLC						
GRANTEE: ET-15 LP						
2515/0320	11/16/2021	WD	Q	V	05	1,350,000
GRANTOR: CALLAHAN CROSSING LLC						
GRANTEE: WJHFL LLC						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W12 FOP=[YR=2022] N6 W8 S6 E8\$ W13 S55 FOP=[YR=2022] S4 E14 FGR=[YR=2022] S1 E11 N23 W3 S3 W8 S19\$ N8 W4 S4 W10\$ E10 N4 E4 N11 E8 N3 E3 N37\$.											