

MY BEACHFRONT FLORIDA LLC
3408 35TH AVENUE SW
SEATTLE, WA 98126

2024

00-00-31-1520-0003-0030

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur

1703CB STUCCO 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floo Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units BUD8 Adjustme Occupancy

12051303030200MODULAR MT 100 DRYWALL 100 LVT/LAMNT 100 CENTRAL 100 FORCED AIR 100 4 100 4 100 MASONRY 100 2. 2. 100 3 100 DIST FB 100 NONE 100

Quality DOR CODE MAP NUM NEIGHBORHOOD/LOC

030800MULTI-FAMILY MKT AREA 01 1057.00

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

BAS1,1891001,189148,336FUS1,1891001,189148,336STP24102250UOP32206749UOP468209411,727

TOTALS

2,9022,480309,397

EXTRA FEATURES

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

20812CONCRETE C00002,949.00SF4.004.00100197019703212,477

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

1000800CMULTI-FAM0R-3132.00150.00132.00FF1.001.000.906,400.005,766.40761,165

REVIEW DATE 02/13/2024 BY HS Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

2800012,480108.4800133.43330,906194120100006.5093.50

Heated Area: 2378 HX Base Yr

S&P 1993 BAS 1993 S&P 1993 UOP 1993 FUS 1993

NASSAU COUNTY PROPERTY PAGE 1 of 2 2

VALUATION BY VALUATION SUMMARY DIRECT_CAP

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 2,665,530TOTAL MARKET OB/XF VALUE 0TOTAL LAND VALUE - MARKET 0TOTAL MARKET VALUE 2,665,530SOH/AGL Deduction 701,199ASSESSED VALUE 1,964,331TOTAL EXEMPTION VALUE 0BASE TAXABLE VALUE 1,964,331TOTAL JUST VALUE 2,665,530NCON VALUE 33,721INCOME VALUE 2,665,530PREVIOUS YEAR MKT VALUE 1,755,100

PERMIT NUM DESCRIPTION AMT ISSUED

20220327BLDG 2 REMODEL165,37003/28/202320220326BLDG 1 REMODEL414,28903/28/202320220030DEMOLITION7,50003/10/202220190094REMODEL225,01711/05/201920182121REMODEL80,00006/21/2018201205124 NEW WINDOWS1,95003/28/2012

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

2542/04222/24/2022WDQWI012,700,000GRANTOR:PURPLE CREEK LLCGRANTEE:MY BEACHFRONT FLORI1750/01327/07/2011WDUII11100GRANTOR:MITCHELL DONNAGRANTEE:PURPLE CREEK LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 S29 E12 STP=[YR=1993] S4 E6 N4 W6 \$ E29 N29 \$ PTR= E30 UOP=[YR=1993] U12 R4 E37 S12 FUS=[YR=1993] S21 UOP=[YR=1993] E4 S8 W4 N8 \$ S8 W41 N29 E41 \$ W41 \$ W30 \$.

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