

LOT 10  
HARBOR CONCOURSE PHASE 1  
PB 8/116

SN TAMPA LLC  
D/B/A SN FLORIDA A LLC, 8390 E VIA DE VENTURA F-110  
SCOTTSDALE, AZ 75258

2024

29-2N-28-0115-0010-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 60      |
| Interior Floor           | 11 | CLAY TILE 40   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 0  | 0 100          |
| Units                    | 0  | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4145.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,136            | 100         | 1,136        | 122,818              |
| FGR       | 441              | 55          | 243          | 26,272               |
| FOP       | 45               | 30          | 14           | 1,513                |
| FSP       | 256              | 40          | 102          | 11,028               |
| FUS       | 1,145            | 100         | 1,145        | 123,790              |
| STR       | 40               | 10          | 4            | 432                  |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,063 |  | 2,644 | 285,852 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |   |   |        |    |       |                |           |         |
|----------------|------------|-------------|---------|---|---|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0811       | CONCRETE B  | 0       | 0 | 0 | 501.00 | SF | 5.20  | 5.20           | 100       | 2018    |

| MARKET ADJUSTMENTS                                 |     |           |             |                |                |      |      |      |      |      |        |
|----------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0100                                               | 01  | 2,644     | 116.1216    | 110.32         | 291,686        | 2018 | 2018 | 0    | 0    | 2.00 | 98.00  |
| 1 SINGLE FAM - 0% - 0 Heated Area: 2281 HX Base Yr |     |           |             |                |                |      |      |      |      |      |        |
|                                                    |     |           |             |                |                |      |      |      |      |      |        |

|                                                                                       |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| 81080 LEESIDE CT, FERNANDINA BEACH                                                    |  |  |  |  |  |  |  |  |  |  |  |
| <div>BLD DATE 03/30/2023 NW LGL DATE<br/>XF DATE LAND DATE<br/>INC DATE AG DATE</div> |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |               |
|---------------------------|--|-----------|---------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 4 |
| VALUATION BY              |  | STANDARD  |               |
| Tax Group: 4              |  | Tax Dist: |               |
| BUILDING MARKET VALUE     |  | 285,852   |               |
| TOTAL MARKET OB/XF VALUE  |  | 2,527     |               |
| TOTAL LAND VALUE - MARKET |  | 75,000    |               |
| TOTAL MARKET VALUE        |  | 363,379   |               |
| SOH/AGL Deduction         |  | 0         |               |
| ASSESSED VALUE            |  | 363,379   |               |
| TOTAL EXEMPTION VALUE     |  | 0         |               |
| BASE TAXABLE VALUE        |  | 363,379   |               |
| TOTAL JUST VALUE          |  | 363,379   |               |
| NCON VALUE                |  | 0         |               |
| INCOME VALUE              |  |           |               |
| PREVIOUS YEAR MKT VALUE   |  | 350,488   |               |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C1705813   | CO ISSUED   | 0       | 03/27/2018 |
| B175813    | NEW CONSTR  | 290,150 | 06/29/2017 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2490/0314                      | 8/23/2021 | WD        | Q   | I   | 01     | 367,000    |
| GRANTOR: REDDY VIPASHYIN SRIRA |           |           |     |     |        |            |
| GRANTEE: SN TAMPA LLC          |           |           |     |     |        |            |
| 2189/0851                      | 4/04/2018 | WD        | Q   | I   | 01     | 266,000    |
| GRANTOR: DREAM FINDERS HOMES L |           |           |     |     |        |            |
| GRANTEE: REDDY VIPASHYIN SRI   |           |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| FSP=[YR=2020] W16 S6 BAS=[YR=2018] W14 S39 FGR=[YR=2018] S21 E21 N2 FOP=[YR=2018] E9 N5 W9 S5\$ N19 W21\$ E21 S14 E9 N43 W16 N10\$ S10 E16 N16\$ PTR= E20 FUS=[YR=2018] E30 S24 STR=[YR=2018] S10 W4 N10 E4\$ W4 S10 E4 S9 W9 N5 W21 N38\$ W20\$. |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000100   | C   | SFR                  | 0   |     | PUD      | 0.00  | 0.00  | 1.00        | LT        | 1.00 |