

PT S1/2 OF SEC 35-4N-26E & PT
GOVT LOT 4 OF SEC 36-4N-26E &
PT NE1/4 OF SEC 2-3N-26E IN

US VENTURES FL WCT LLC
706 GOLFPARK DRIVE
CELEBRATION, FL 34747

2024

35-4N-26-0000-0001-0010



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		23	REINF CONC 100	
Roof Structur		13	P-STRESS C 100	
Roof Cover		02	ROLL COMP 100	
Interior Wall		01	MINIMUM 100	
Interior Floo		17	PRECAST CN 100	
Ceiling		04	NONE 100	
Air Condition		02	WINDOW 100	
Heating Type		03	FORCED AIR 100	
Plumbing			0 100	
Frame		04	REIN CONC 100	
Story Height			8 100	
RMS			1 100	
Stories		1.	1. 100	
Class		00	. 100	
Units			0 100	
Occupancy		00	NONE 100	
Quality		06	Quality Level 06	
DOR CODE		5501	TIMBER 2-2 SI 80-89	
MAP NUM			MKT AREA	05
NEIGHBORHOOD/LOC		4001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100	160	13,596
TOTALS	160		160	13,596

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4898	06	160	267.4758	87.60	14,016	2008	2008	0	0	0	3.00	97.00
1 PREFAB UTL - 0% - 0												
Heated Area: 160 HX Base Yr												
BAS 2008												
BLD DATE 02/10/2015 PF LGL DATE 06/19/2019 MF												
XF DATE INC DATE LAND DATE AG DATE												

EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0430	CL FNC 6B	0	0	531	0	
2	0463	FENCE GATE	0	0	0	0	
3	0810	CONCRETE A	0	0	22	8	
4	0810	CONCRETE A	0	0	10	5	
5	0810	CONCRETE A	0	0	12	5	
6	0810	CONCRETE A	0	0	3	3	
7	0819	CONC 12"	0	0	7	7	
8	0098	AWNING MTL	0	0	3	2	
9	0937	WELL	0	0	0	0	
10	0936	SEPTC TANK	0	0	0	0	

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	005501	A	TIMB2-2 SI	0		IW	0.00	0.00	115.00	AC		1.00
2	005901	A	HARDWOOD SI	0		IW	0.00	0.00	14.00	AC		1.00
3	009530	C	POND	0		IW	0.00	0.00	22.44	AC		1.00
4	009910	M	MKT. VAL .AG	0		IW	0.00	0.00	129.00	AC		1.00

TOTAL OB/XF												
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1.00	545.00	545.00	62,675									
1.00	225.00	225.00	3,150									
1.00	2,500.00	2,500.00	56,100									
1.00	2,200.00	2,200.00	283,800									

NASSAU COUNTY PROPERTY					PAGE 1 of 2		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				13,596			
TOTAL MARKET OB/XF VALUE				25,389			
TOTAL LAND VALUE - MARKET				339,900			
TOTAL MARKET VALUE				160,910			
SOH/AGL Deduction				0			
ASSESSED VALUE				160,910			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				160,910			
TOTAL JUST VALUE				378,885			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				379,948			

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