

TRACT 1
IN OR 2666/1961
LYING S OF 2590/1797 &

SPN 2 INVESTMENT GROUP LLC
7444 ROCKBRIDGE CIRCLE
LAKE WORTH, FL 33467

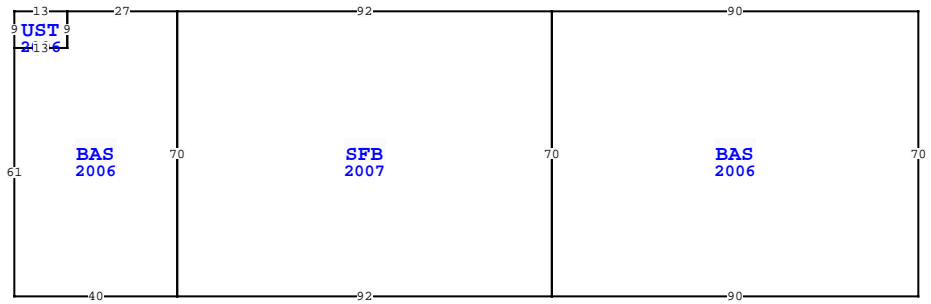
2024

37-2N-27-1950-0001-0040



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	22	PRECAST PN	90
Exterior Wall	28	GLASS THRM	10
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	04	ROOF TOP	100
Heating Type	04	AIR DUCTED	100
Fixtures		26	100
Frame	03	MASONRY	100
Story Height		18	100
RMS		14	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4058.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,683	100	2,683
BAS	6,300	100	6,300
SFB	6,440	80	5,152
UST	117	40	47
TOTALS	15,540		14,182

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	RETAILSTOR	- 0%	- 2024									Heated Area: 14135 HX Base Yr	



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		DIRECT_CAP	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			3,845,554
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			3,845,554
SOH/AGL Deduction			0
ASSESSED VALUE			3,845,554
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			3,845,554
TOTAL JUST VALUE			3,845,554
NCON VALUE			0
INCOME VALUE			3,845,554
PREVIOUS YEAR MKT VALUE			3,416,823
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009062	BLD-OUT SUITE 5	356,147	07/12/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2666/1961	8/30/2023	SW	Q	I	01	4,800,000
GRANTOR: T AMELIA MKT B FL LLC						
GRANTEE: SPN 2 INVESTMENT GR						
2237/1189	11/08/2018	SW	U	I	37	100
GRANTOR: KD NASSAU OUTPARCELS						
GRANTEE: T AMELIA GEN FL LLC						

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
1	0803	ASPHALT C	0	0	0	0	32,859.00	SF	2.00	2.00	100	2006	2006	3	58	38,116	
2	0812	CONCRETE C	0	0	0	0	5,029.00	SF	4.00	4.00	100	2006	2006	3	87	17,501	
3	0400	CONC CURB	0	0	0	0	1,505.00	LF	15.00	15.00	100	2006	2006	3	90	20,318	
4	0972	ST LGHT UN	0	0	0	0	7.00	UT	2,530.00	2,530.00	100	2006	2006	3	69	12,220	
5	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2006	2006	3	69	690	
6	0098	AWNING MTL	0	0	18	8	144.00	SF	13.00	13.00	100	2006	2006	3	27	505	
7	0098	AWNING MTL	0	0	130	8	1,040.00	SF	13.00	13.00	100	2006	2006	3	27	3,650	
8	0098	AWNING MTL	0	0	32	8	256.00	SF	13.00	13.00	100	2006	2006	3	27	899	
9	0098	AWNING MTL	0	0	8	8	64.00	SF	13.00	13.00	100	2006	2006	3	27	225	
10	0966	FIRE SPRNK	0	0	0	0	15,540.00	SF	3.00	3.00	100	2006	2006	3	87	40,559	

BLD DATE		04/06/2022		KK		LGL DATE	
XF DATE						LAND DATE	
INC DATE						AG DATE	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2006] W90 SFB=[YR=2007] W92 BAS=[YR=2006] W27 UST=[YR=2006] W13 S9 E13 N9\$ S9 W13 S61 E40 N70\$ S70 E92 N70\$ S70 E90 N70\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001600	C	SH CTR COM	0		IW	0.00	0.00	125,017.00	SF		1.00	1.00	1.00	3.50	3.50	437,560							
2	009600	C	WASTELAND	0		IW	0.00	0.00	0.98	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,450							

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																	VALUATION BY Tax Group: 4 Tax Dist: DIRECT_CAP BUILDING MARKET VALUE 3,845,554 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 0 TOTAL MARKET VALUE 3,845,554 SOH/AGL Deduction 0 ASSESSED VALUE 3,845,554 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 3,845,554 TOTAL JUST VALUE 3,845,554 NCON VALUE 0 INCOME VALUE 3,845,554 PREVIOUS YEAR MKT VALUE 3,416,823			
DOR CODE 1600 COMMUNITY SHOPPING															PERMIT NUM DESCRIPTION AMT ISSUED					
MAP NUM MKT AREA 04																				
NEIGHBORHOOD/LOC 4058.00															SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U I CD PRICE 2666/1961 8/30/2023 SW Q I 01 4,800,000 GRANTOR: T AMELIA MKT B FL LLC GRANTEE: SPN 2 INVESTMENT GR 2237/1189 11/08/2018 SW U I 37 100 GRANTOR: KD NASSAU OUTPARCELS GRANTEE: T AMELIA GEN FL LLC					
TOTALS															BUILDING NOTES BUILDING DIMENSIONS					

EXTRA FEATURES															BLD DATE	04/06/2022	KK	LGL DATE	
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	XF DATE	LAND DATE	AG DATE
11	0402	CONC BUMPE	0	0	0	2.00	UT	25.00	25.00	100	2006	2006	3	90	45				
															INC DATE				
															TOTAL OB/XF	45			

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