

WGH FLORIDA LLC
103 FOULK RD STE 900
WILMINGTON, DE 19803

37-3N-28-0740-0398-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 70		
Exterior Wall	16	WD FR STUC 30		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 60		
Interior Floo	11	CLAY TILE 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame Stories	02	WOOD FRAME 100		
Units	1.	1. 100		
		0 100		
Occupancy	00	NONE 100		
Quality	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4038.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,437	100	1,437	164,224
FGR	394	55	217	24,799
FOP	42	30	13	1,486
PTO	80	5	4	457
TOTALS	1,953		1,671	190,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,671	125.5100	119.23	199,233	2014	2014		0	0	4.15	95.85

1 SINGLE FAM - 0% - 0
Heated Area: 1437
HX Base Yr

The floor plan shows a main rectangular building footprint labeled 'BAS 2014' with overall dimensions of 22 by 27. Attached to the bottom-left side is a smaller section labeled 'FGR 2014'. To the right of the main section is another small section labeled 'FOP 2014'. At the top center, there is a small square section labeled 'PTO 2014'. Various other dimensions are noted around the perimeter and between sections.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		190,965	
TOTAL MARKET OB/XF VALUE		3,181	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		249,146	
SOH/AGL Deduction		30,778	
ASSESSED VALUE		218,368	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		218,368	
TOTAL JUST VALUE		249,146	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		240,546	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1892/0083	11/20/2013	WD Q	V		01	20,000

GRANTOR: HERON ISLES JOINT VEN
GRANTEE: WGH FLORIDA LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W18 PTO=[YR=2014] N8 W10 S8 E10 \$ W22 S27
FGR=[YR=2014] S20 E19 N7 FOP=[YR=2014] E7 N1 W2 N7 W5 S8 \$
N9 W3 N3 W1 N4 W9 S3 W6 \$ E6 N3 E9 S4 E1 S3 E3 S1 E5 S7 E2
S11 E14 N50 \$.

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
1	0811	CONCRETE B	0	0	0	644.00	SF	5.20	5.20	100	2014	2014	3	95	3,181	

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
1	000100	C	SFR			PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

TOTAL OB/XF

3,181

REVIEW DATE

05/12/2019

BY

KBA

Total Acres: 0.00

Total Land Value: 55,000

Market: 0

Agricultural: 0

Common: 55,000

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