

LOT 14  
NASSAU CROSSING PHASE 1  
OR 2344/490

ET-4 POOL 2 LP  
1170 KANE CONCOURSE STE 400  
BAY HARBOR ISLANDS, FL 33154

2024

42-2N-27-1090-0014-0000



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 31               | HARDIE BRD 100   |              |                      |
| Roof Structur            | 03               | GABLE/HIP 100    |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |              |                      |
| Interior Floo            | 11               | CLAY TILE 50     |              |                      |
| Interior Floo            | 14               | CARPET 50        |              |                      |
| Air Condition            | 03               | CENTRAL 100      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |              |                      |
| Bedrooms                 |                  | 4 100            |              |                      |
| Bathrooms                |                  | 2.5 100          |              |                      |
| Frame                    | 02               | WOOD FRAME 100   |              |                      |
| Stories                  | 2.               | 2. 100           |              |                      |
| Units                    |                  | 0 100            |              |                      |
| Occupancy                | 00               | NONE 100         |              |                      |
|                          |                  |                  |              |                      |
| Quality                  | 03               | Quality Level 03 |              |                      |
| DOR CODE                 | 0100             | SINGLE FAMILY    |              |                      |
| MAP NUM                  |                  | MKT AREA         |              | 04                   |
| NEIGHBORHOOD/LOC         | 4091.00          |                  |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 956              | 100              | 956          | 100,201              |
| FGR                      | 418              | 55               | 230          | 24,107               |
| FOP                      | 121              | 30               | 36           | 3,773                |
| FUS                      | 1,242            | 100              | 1,242        | 130,178              |
| PTO                      | 35               | 5                | 2            | 210                  |
| STR                      | 132              | 10               | 13           | 1,362                |
| TOTALS                   | 2,904            |                  | 2,479        | 259,832              |

| MARKET ADJUSTMENTS    |     |           |             |                   |                |      |      |            |      |      |        |
|-----------------------|-----|-----------|-------------|-------------------|----------------|------|------|------------|------|------|--------|
| TYPE                  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB  | EYB  | ECON       | FNCT | NORM | % COND |
| 0100                  | 01  | 2,479     | 110.8800    | 105.34            | 261,138        | 2021 | 2021 | 0          | 0    | 0.50 | 99.50  |
| 1 SINGLE FAM - 0% - 0 |     |           |             | Heated Area: 2198 |                |      |      | HX Base Yr |      |      |        |

7

5

5

PTO  
2621

27

3

26

42

19

16

22

11

6

5

11

BAS  
2021

FGR  
2021

FOP  
2021

30

30

48

11

12

12

11

18

19

STR  
2021

BLD DATE

XF DATE

LGL DATE

LAND DATE

03/12/2024

MLU