LOT 184
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-27-1090-0184-0000**

## BUILDING CHARACTERISTICS

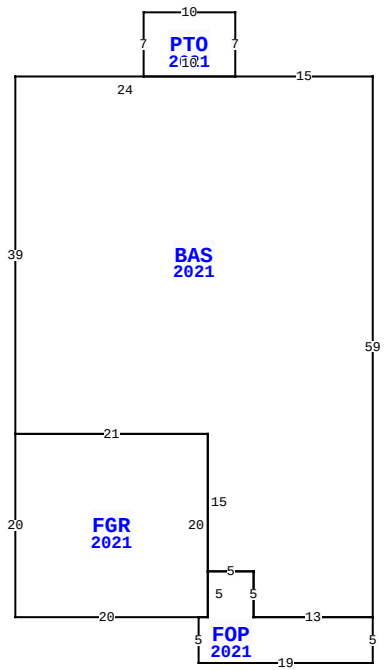
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 | 1,856 | 100 | 1,856 | 203,047 |
| FGR | 420 | 55 | 231 | 25,271 |
| FOP | 120 | 30 | 36 | 3,938 |
| PTO | 70 | 5 | 4 | 438 |
| TOTALS | 2,466 | | 2,127 | 232,695 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,127 | 115.7380 | 109.95 | 233,864 | 2021 | 2021 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 1856 HX Base Yr




86074 RAILWAY PL, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/12/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 232,695 |
| TOTAL MARKET OB/XF VALUE | 3,542 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 286,237 |
| SOH/AGL Deduction | 6,301 |
| ASSESSED VALUE | 279,936 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 279,936 |
| TOTAL JUST VALUE | 286,237 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 270,743 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21008049 | CO ISSUED | 0 | 06/21/2021 |
| 20009649 | NEW CONSTR | 252,942 | 10/13/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2501/1229 | 9/24/2021 | SW | U | V | 11 | 100 |
| GRANTOR: ET-5 LP | | | | | | |
| GRANTEE: ET-4 POOL 2 LP | | | | | | |
| 2484/1629 | 7/29/2021 | SW | Q | I | 05 | 776,700 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: ET-5 LP | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W15 PTO=[YR=2021] N7 W10 S7 E10$ W24 S39
FGR=[YR=2021] S20 E20 FOP=[YR=2021] S5 E19 N5 W13 N5 W5 S5
W1$ E1 N20 W21$ E21 S15 E5 S5 E13 N59$.

## EXTRA FEATURES

| LN | 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 | 0 | 688.00 | SF | 5.20 | 5.20 | 100 | 2021 | 2021 | 3 | 99 | 3,542 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,542

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000135 | C | SFR CNSVTN | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 12/08/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS