

LOT 8E
NASSAU CROSSING TOWNHOMES PH 1
OR 2379/142

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

2024

42-2N-27-1091-008E-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TITL 60		
Interior Floor	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories		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	4092.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	532	100	532	63,177
FGR	280	55	154	18,288
FOP	36	30	11	1,306
FOP	72	30	22	2,613
FUS	636	100	636	75,527
STR	48	10	5	594
TOTALS	1,604		1,360	161,504

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,360	125.6320	119.35	162,316	2021	2021	0	0	0.50	99.50

1 TOWNHOUSE - 0% - 0

Heated Area: 1168

HX Base Yr

The floor plan diagram shows a townhouse layout with the following rooms and dimensions:

- FOP 2021**: 12' x 6' (top left)
- BAS 2021**: 15' x 28' (top middle)
- FOS 2021**: 4' x 2' (bottom left)
- FGR 2021**: 14' x 13' (bottom middle)
- STR 2021**: 4' x 12' (top right)
- FUS 2021**: 18' x 22' (bottom right)

Other dimensions and layout details:

- Top wall: 12'
- Left wall: 6' (top), 28' (middle), 4' (bottom)
- Right wall: 3' (top), 30' (middle), 22' (bottom)
- Bottom wall: 14'
- Internal walls: 6' (left of FOP), 3' (right of FOP), 15' (top of BAS), 2' (right of FOS), 14' (top of FGR), 7' (right of FOS), 18' (bottom of FUS), 4' (left of STR), 4' (right of STR), 38' (left of FUS).

BLD DATE	04/17/2023	NW	LGL DATE
XF DATE			LAND DATE