

LOT 23
IN OR 2009/474
NORTHBROOK PB 7/285

ALVAR FL LLC
103 FOULK RD SUITE 900
WILMINGTON, DE 19803

2024

43-3N-28-1460-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4074.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,520	100	1,520	173,056
FGR	476	55	262	29,829
FOP	41	30	12	1,366
PTO	100	5	5	570
TOTALS	2,137		1,799	204,821

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	32	3		96.00	SF 6.50	100	2015
2	0811	CONCRETE B	0	0	0	0		654.00	SF 5.20	100	2015

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT	1.00

1 SINGLE FAM - 0% - 0

Heated Area: 1520

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/10/2024 MLU

TOTAL OB/XF											
3,824											

TOTAL OB/XF											
3,824											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		204,821	
TOTAL MARKET OB/XF VALUE		3,824	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		283,645	
SOH/AGL Deduction		33,786	
ASSESSED VALUE		249,859	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		249,859	
TOTAL JUST VALUE		283,645	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		249,990	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530887	CO ISSUED	0	10/15/2015
B1530887	NEW CONSTR	188,032	07/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2009/0474	10/15/2015	WD	Q	I	01
GRANTOR: PREMIER HOMES OF NORT					
GRANTEE: ALVAR FL LLC					
1982/1045	5/28/2015	WD	Q	V	05
GRANTOR: D E C K LLC					
GRANTEE: PREMIER HOMES OF NO					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2015] W20 PTO=[YR=2015] N1 W10 S10 E10 N9\$ S9 W20 S34 E12 FOP=[YR=2015] S2 E8 FGR=[YR=2015] S22 E20 N23 W10 N3 W3 S2 W7 S2\$ N2 W1 L3 U3 N2 W4 S5\$ N5 E4 S2 R3 D3 E8 N2 E3 S3 E10 N44\$.											