

LOT 24
IN OR 2012/102
NORTHBROOK PB 7/285

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

2024

43-3N-28-1460-0024-0000



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	43	30	13	1,481
PTO	100	5	5	570
TOTALS	2,139		1,800	204,935

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	33	3		99.00	SF 6.50	100	2015
2	0811	CONCRETE B	0	0	0	0		684.00	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											
3,990											

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,800	127.4900	121.12	218,016	2015	2015	0	0	6.00	94.00

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		204,935
TOTAL MARKET OB/XF VALUE		3,990
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		283,925
SOH/AGL Deduction		33,840
ASSESSED VALUE		250,085
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		250,085
TOTAL JUST VALUE		283,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530886	CO ISSUED	0	10/30/2015
B1530886	NEW CONSTR	188,032	07/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2012/0102	10/30/2015	WD	Q	I	01	165,300
GRANTOR: PREMIER HOMES OF NORT						
GRANTEE: ALVAR FL LLC						
1982/1045	5/28/2015	WD	Q	V	05	130,000
GRANTOR: D E C K LLC						
GRANTEE: PREMIER HOMES OF NO						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W10 PTO=[YR=2015] N10 W10 S10 E10\$ W10 N9 W20 S44 FGR=[YR=2015] S23 E20 N22 FOP=[YR=2015] E9 N2 W1 N5 W4 S2 D3 L3 W1 S2\$ N2 W7 N2 W3 S3 W10\$ E10 N3 E3 S2 E8 U3 R3 N2 E4 S5 E12 N34\$.											