

RAS WILDLIGHT OWNER LLC &/ZE 77TH WILDLIGHT LLC
C/O RAS WILDLIGHT MNGR LLC, 6001 BROKEN SOUND PKWY STE 3
BOCA RATON, FL 33487

44-2N-27-1000-00TA-0000

[illegible]

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[illegible]

TRACT A A/K/A PARCEL A
IN OR 2428/1334
ESMT PT OR 2176/356

RAS WIDLIGHT OWNER LLC &/ZE 77TH WIDLIGHT LLC
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2024

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		10 100
Units		24 100
Quality	06	Quality Level 06
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	4,679	100
CAN	4,586	30
FSP	1,946	55
FST	25	55
FUS	19,452	100
GOF	5,574	110
SFB	105	80
TOTALS	36,367	32,806

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0302	03	32,806	169.5750	290.82	9,540,641	2020	2020	0	0	10	1.00	89.00
3 APART/LUX - 0% - 2022												
Heated Area: 29789												
HX Base Yr												

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ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	04	WOOD TRUSS 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	13	LVT/LAMMT 70		
Interior Floo	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		1 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Story Height		10 100		
RMS		0 100		
Units		33 100		
Quality		05 Quality Level 05		
DOR CODE		0300 MULTI-FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC		4086.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,855	100	9,855	1,749,103
CAN	4,608	30	1,382	245,282
FSP	2,685	55	1,477	262,143
FST	75	55	41	7,277
FUS	19,710	100	19,710	3,498,206
SFB	55	80	44	7,809
TOTALS		36,988	32,509	5,769,821

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0302	03	32,509	116.2800	199.42	6,482,945	2020	2020	0	0	10	1.00	89.00
5 APART/LUX - 0% - 2022					Heated Area: 29609				HX Base Yr			

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms	0	100
Bathrooms	0	100
Frame	02	WOOD FRAME 100
Story Height	9	100
RMS	1	100
Units	0	100
Quality	05	Quality Level 05
DOR CODE	0300	MULTI-FAMILY
MAP NUM	MKT AREA 04	
NEIGHBORHOOD/LOC	4086.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	264	100
FCP	330	25
TOTALS	594	346

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0304	03	346	100.8000	32.51	11,248	2020	2020	0	0	10	1.00	89.00
11 APART/GAR - 0% - 2022												
Heated Area: 264												
HX Base Yr												
22 BAS 2020 22 15 FCP 2020 22												
12 15 12 15												
BLD DATE				03/12/2021			KK		LGL DATE			
XF DATE				03/12/2021			KK		LAND DATE		03/12/2021	
											KK	