

LOT 24  
RE-PLAT OF CALLAHAN CROSSING  
OR 2562/281

ET-15 LP  
1170 KANE CONCOURSE STE 400  
BAY HARBOR ISLANDS, FL 33154

2024

51-2N-25-4175-0024-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 30 | VINYL 100      |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 08 | SHT VINYL 50   |
| Interior Floor           | 14 | CARPET 50      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

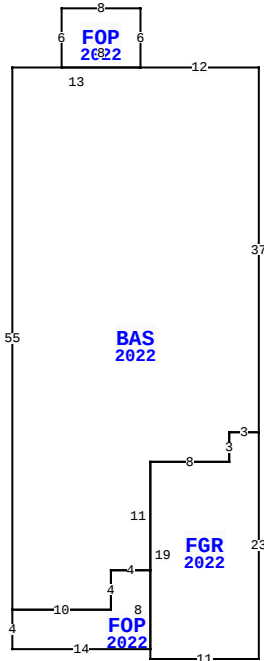
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 07      |
| NEIGHBORHOOD/LOC | 8034.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,185            | 100         | 1,185        | 129,959              |
| FGR       | 229              | 55          | 126          | 13,818               |
| FOP       | 48               | 30          | 14           | 1,535                |
| FOP       | 72               | 30          | 22           | 2,413                |
| TOTALS    | 1,534            |             | 1,347        | 147,725              |

| EXTRA FEATURES |            |             |     |     |   |   |        |    |       |                |           |         |             |
|----------------|------------|-------------|-----|-----|---|---|--------|----|-------|----------------|-----------|---------|-------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL |
| 1              | 0811       | CONCRETE B  | 0   | 0   | 0 | 0 | 668.00 | SF | 5.20  | 5.20           | 100       | 2022    | 2022        |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |       |             |           |     |          |        |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|-------|-------------|-----------|-----|----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT  | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND |
| 1                | 000310   | C   | TOWNHOUSE2           | 0   |     | RM -     | C 0.00 | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   |

| MARKET ADJUSTMENTS      |     |           |             |                |                |      |      |      |      |   |      |        |  |
|-------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|--|
| TYPE                    | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |  |
| 0320                    | 01  | 1,347     | 115.4400    | 109.67         | 147,725        | 2022 | 2022 | 0    | 0    | 0 | 0.00 | 100.00 |  |
| 1 TOWNHOUSE - 0% - 2023 |     |           |             |                |                |      |      |      |      |   |      |        |  |
| Heated Area: 1185       |     |           |             |                |                |      |      |      |      |   |      |        |  |
| HX Base Yr              |     |           |             |                |                |      |      |      |      |   |      |        |  |



| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 3,474       |  |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 1               |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 1              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 147,725   |  |
| TOTAL MARKET OB/XF VALUE  |  | 3,474     |  |
| TOTAL LAND VALUE - MARKET |  | 35,000    |  |
| TOTAL MARKET VALUE        |  | 186,199   |  |
| SOH/AGL Deduction         |  | 0         |  |
| ASSESSED VALUE            |  | 186,199   |  |
| TOTAL EXEMPTION VALUE     |  | 0         |  |
| BASE TAXABLE VALUE        |  | 186,199   |  |
| TOTAL JUST VALUE          |  | 186,199   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  | 0         |  |
| PREVIOUS YEAR MKT VALUE   |  | 186,199   |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 4453       | NEW CONSTR  | 112,389 | 11/15/2021 |

| SALES DATA                     |            |           |     |     |        |            |  |
|--------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2600/1728                      | 10/26/2022 | SW        | Q   | I   | 05     | 1,994,100  |  |
| GRANTOR: WJHFL LLC             |            |           |     |     |        |            |  |
| GRANTEE: ET-15 LP              |            |           |     |     |        |            |  |
| 2515/0320                      | 11/16/2021 | WD        | Q   | V   | 05     | 1,350,000  |  |
| GRANTOR: CALLAHAN CROSSING LLC |            |           |     |     |        |            |  |
| GRANTEE: WJHFL LLC             |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2022] W12 FOP=[YR=2022] N6 W8 S6 E8\$ W13 S55<br>FOP=[YR=2022] S4 E14 FGR=[YR=2022] S1 E11 N23 W3 S3 W8 S19\$<br>N8 W4 S4 W10\$ E10 N4 E4 N11 E8 N3 E3 N37\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |