

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

51-2N-25-4175-0025-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 60		
Interior Floor	08	SHT VINYL 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 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	632	100	632	64,843
FGR	286	55	157	16,108
FOP	40	30	12	1,231
FOP	48	30	14	1,436
FUS	889	100	889	91,211
STR	48	10	5	513
TOTALS	1,943		1,709	175,343

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	668.00	SF	5.20	5.20	100	2022	2022	3	100	3,474	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,709	108.0000	102.60	175,343	2022	2022	0	0	0.00	100.00

1 TOWNHOUSE - 0% - 2023

Heated Area: 1521

HX Base Yr

Diagram showing building footprint with area labels: BAS 2022, FGR 2022, FOP 2022, FUS 2022, STR 2022.

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		175,343	
TOTAL MARKET OB/XF VALUE		3,474	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		213,817	
SOH/AGL Deduction		0	
ASSESSED VALUE		213,817	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		213,817	
TOTAL JUST VALUE		213,817	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		213,817	

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
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GRANTOR: CALLAHAN CROSSING LLC

GRANTEE: WJHFL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 FOP=[YR=2022] N6 W8 S6 E8\$ W9 S24
FGR=[YR=2022] S22 E13 N1 FOP=[YR=2022] E8 N5 W8 S5\$ N21
W13\$ E13 S16 E8 N40\$ PTR= E10 FUS=[YR=2022] E21 S16
STR=[YR=2022] S12 W4 N12 E4\$ W4 S12 E4 S16 W8 S1 W13 N45\$
W10\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000310	C	TOWNHOUSE2	0		RM - C	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/30/2022 BY KW Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS