

VERTICAL BRIDGE LANDCO LLC
750 PARK OF COMMERCE DR #200
BOCA RATON, FL 33487

36-2N-27-0000-0001-0010

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall17CB STUCCO 100

Roof Structure01FLAT 100

Roof Cover04BUILT-UP 100

Interior Wall05DRYWALL 100

Interior Floor05ASPH TILE 100

Ceiling01FIN.SUSPD 100

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Plumbing Frame03MASONRY 100

Story Height9100

RMS Stories Class Units Occupancy1.1.100
00.100
0100
NONE 100

Quality04Quality Level 04

DOR CODE9100UTILITIES

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4005.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS70310019947038,770

TOTALS7037038,770

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10432CL FNC 12B0000241.00LF17.4517.45100199419943301,262

20466FNC GT 20'00002.00UT600.00600.0010019941994330360

30467FNC GT 25'00001.00UT700.00700.0010019941994330210

40464FNC GT 10'00001.00UT350.00350.0010019941994330105

50810CONCRETE A00326192.00SF6.506.5010019941994366824

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPPTH FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000116CRES MARSH0OR0.000.0012.32AC1.001.000.65150,000.0097,500.001,201,200

REVIEW DATE02/01/2024BYKBA

Total Acres: 12.32Total Land Value: 1,201,200Market: 0Agricultural: 0Common: 1,201,200

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREA860006703TOT ADJ PTS95.9458EFF. BASE RATE24.95REPL. COST NEW17,540AYB1994EYB1994ECONFNCT0NORM050.00% COND50.00

Heated Area: 703HX Base Yr

BAS1994

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE8,770

TOTAL MARKET OB/XF VALUE2,761

TOTAL LAND VALUE - MARKET1,201,200

TOTAL MARKET VALUE1,212,731

SOH/AGL Deduction869,410

ASSESSED VALUE343,321

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE343,321

TOTAL JUST VALUE1,212,731

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE1,212,210

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2081/051010/19/2016SWUII11100

GRANTOR: VERTICAL BRIDGE CC FM

GRANTEE: VERTICAL BRIDGE LAN

1973/09433/25/2015SWUII11100

GRANTOR: CLEAR CHANNEL METROPL

GRANTEE: IHEARTMEDIA TOWER C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W37 S19 E37 N19\$.