

PT OF LOT 68
IN OR 2632/1865
OCEAN BREEZE FARMS PB 2/19

BUTTERFLY PROJEKT LLC
100 SE 3RD AVE SUITE 1000
FORT LAUDERDALE, FL 33394

2026

00-00-30-044B-0068-0030



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																									
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																																									
																		VALUATION BY																																									
																		Tax Group: 8												STANDARD																													
																		BUILDING MARKET VALUE												Tax Dist:																													
																		TOTAL MARKET OB/XF VALUE												0																													
																		TOTAL LAND VALUE - MARKET												19,419																													
																		TOTAL MARKET VALUE												650,000																													
																		SOH/AGL Deduction												669,419																													
																		ASSESSED VALUE												0																													
																		TOTAL EXEMPTION VALUE												669,419																													
																		BASE TAXABLE VALUE												0																													
DOR CODE						0001						VAC W/XFOB																																															
MAP NUM												MKT AREA						02																																									
NEIGHBORHOOD/LOC						2021.00																																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																						
																		PERMIT NUM																																									
																		230008463												ISSUED																													
																		DEM0 SFR												06/30/2023																													
																		P961697												REMODEL																													
																		0												09/01/1996																													
																		B960514												REPAIR/RRF																													
																		4,200												09/01/1996																													
																		E963007												CHNGE SRVC																													
																		600												08/01/1996																													
																		M961798												H/AC																													
0												08/01/1996																																															
7757												SWIM POOL																																															
10,000												01/09/1992																																															
												SALES DATA																																															
												OFF RECORD												TYPE																																			
												Number												Q U																																			
												DATE												V I																																			
												4/17/2023												RSN																																			
												WD												CD																																			
												U												I																																			
												11												SALE																																			
												2632/1865												PRICE																																			
												100																																															
												GRANTOR: FOURTEENTH STREET PRO																																															
												GRANTEE: BUTTERFLY PROJEKT L																																															
												2612/1095												1/06/2023																																			
												WD												Q																																			
												I												03																																			
												2,700,000																																															
												GRANTOR: FOURTEENTH STREET PRO																																															
												GRANTEE: BUTTERFLY PROJEKT L																																															
																								BUILDING NOTES																																			
												BUILDING DIMENSIONS																																															
												TOTAL OB/XF																																															
												19,419																																															
												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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																							
												1	000116	C	RES MARSH	0		RG-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	650,000																														
REVIEW DATE												11/29/2023												BY																																			
TW												Total Acres: 0.00												Total Land Value: 650,000												Market: 0																							
																								Agricultural: 0												Common: 650,000												PRINTED 07/09/2026 BY SYS											