

PT OF NW1/4 OF NW1/4 OF
SEC 15-3N-24E IN OR 2841/1785
ESMT IN OR 557/520 & UTIL

SUNBELT EASTWOOD HOLDINGS LLC/FLORIDA PR LLC
13871 CR 1567
ADA, OK 74820

2026

15-3N-24-0000-0002-0030



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 15 3														
Exterior Wall	20	FACE BRICK 100	0301	03	3,547	115.3600	101.81	361,120	1974	2004	0	0	0	15.75	84.25	VALUATION BY DIRECT_CAP													
Roof Structur	04	WOOD TRUSS 100	1 APARTMENT 0% - 2023 Heated Area: 3389 HX Base Yr													Tax Group: 3 Tax Dist:													
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 10,446,423													
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 0													
Interior Floo	14	CARPET 100														TOTAL LAND VALUE - MARKET 0													
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 10,446,423													
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 0													
Bedrooms	0	100														ASSESSED VALUE 10,446,423													
Bathrooms	2	100														TOTAL EXEMPTION VALUE 0													
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 10,446,423													
Story Height	0	100														TOTAL JUST VALUE 10,446,423													
RMS	0	100														NCON VALUE 0													
Units	1	100														INCOME VALUE 10446423													
BUD8 Adjustme	04	DIST 01 100														PREVIOUS YEAR MKT VALUE 9,860,941													
Quality 03 Quality Level 03																													
DOR CODE 0300 MULTI-FAMILY																													
MAP NUM MKT AREA 06																													
NEIGHBORHOOD/LOC 000																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
AOF	372	100	1993	372	31,908																								
BAS	1,336	100	1993	1,336	114,595																								
FOP	256	30	1993	77	6,604																								
FOP	256	30	1993	77	6,604																								
FUS	1,681	100	1993	1,681	144,188																								
STP	36	10	1993	4	343																								
TOTALS	3,937			3,547	304,244																								
EXTRA FEATURES						37031 CODY CIR, HILLIARD																							
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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1974	1974	3	31.6	632													
2	0865	POOL SF	0	0	0	0	800.00	SF	80.00	80.00	100	1974	1974	3	65	41,600													
3	0803	ASPHALT C	0	0	0	0	102,852.00	SF	2.00	2.00	100	1980	1980	3	50	102,852													
4	0812	CONCRETE C	0	0	0	0	27,755.00	SF	4.00	4.00	100	1974	1974	3	23	25,535													
5	0876	SAUNA BATH	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1974	1974	3	20	400													
6	0991	TENNIS CRT	0	0	0	0	1.00	UT	18,000.00	18,000.00	100	1974	1974	3	20.8	3,744													
7	0400	CONC CURB	0	0	0	0	421.00	LF	15.00	15.00	100	1985	1985	3	54	3,410													
8	0972	ST LGHT UN	0	0	0	0	27.00	UT	2,530.00	2,530.00	100	1990	1990	3	26	17,761													
9	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	45	135													
10	0427	CL FNC 10'	0	0	0	0	448.00	LF	13.51	13.51	100	2000	2000	3	45	2,724													
LAND DESCRIPTION						TOTAL OB/XF 198,793																							
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	000300	C	MULTI-FAMILY	0	0006	R-3	0.00	0.00	104.00	UT		1.00	1.00	1.00	12,000.00	12,000.00	1,248,000												
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS																													

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REVIEW DATE	01/01/2023	BY	CD	Total Acres: 0.00	Total Land Value: 0	Market: 0	Agricultural: 0	Common: 0	PRINTED 07/09/2026 BY SYS
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BUILDING DIMENSIONS									
BAS=[YR=1993] W18 FOP=[YR=1993] N6 W25 S6 E25\$ W43N6 W18									
FOP=[YR=1993] N6 W25 S6 E25\$ W43 S38 E26 UOP=[YR=1993] S4 E9									
N4 W\$S E35 S6 E26 UOP=[YR=1993] S4 E9 N4 W\$S E35 N38\$									
PTR=N15 FUS=[YR=1993] N38 W18 FOP=[YR=1993] N6 W25 S6 E25\$									
W43 N6 W18 FOP=[YR=1993] N6 W25 S6 E25\$ W43 S38 E61 S6 E61 \$									
S15\$.									

REVIEW DATE	01/01/2023	BY	CD	Total Acres: 0.00	Total Land Value: 0	Market: 0	Agricultural: 0	Common: 0	PRINTED 07/09/2026 BY SYS
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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structure	04	WOOD TRUSS 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Story Height		0 100			
RMS		0 100			
Units		8 100			
BUD8 Adjustme	04	DIST 01 100			
Quality		03	Quality Level 03		
DOR CODE		0300	MULTI-FAMILY		
MAP NUM			MKT AREA		06
NEIGHBORHOOD/LOC		000			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,506	100	1993	5,506	466,061
FOP	150	30	1993	45	3,809
FOP	150	30	1993	45	3,809
FOP	150	30	1993	45	3,809
FOP	150	30	1993	45	3,809
FOP	190	30	1993	57	4,825
FOP	190	30	1993	57	4,825
FUS	5,466	100	1993	5,466	462,675

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0301	03	11,266	113.8500	100.47	1,131,895	1974	2004	0	0	0	15.75	84.25
11 APARTMENT 0% - 2023 Heated Area: 10972 HX Base Yr												
The diagram illustrates the layout of a building with four distinct areas, each labeled 'FOP 1993' or 'FUS 1993' or 'BAS 1993'. The areas are connected by a network of paths with various dimensions. The top-left area is a rectangle with dimensions 25 (width) and 6 (height). The top-center area is a large rectangle with dimensions 26 (width) and 36 (height). The bottom-center area is a large rectangle with dimensions 26 (width) and 36 (height). The bottom-right area is a rectangle with dimensions 25 (width) and 6 (height). The diagram also shows a central area labeled 'FUS 1993' and a bottom area labeled 'BAS 1993'. The dimensions for the central area are 48 (width) and 15 (height). The dimensions for the bottom area are 30 (width) and 10 (height). The diagram also shows a central area labeled 'FUS 1993' and a bottom area labeled 'BAS 1993'. The dimensions for the central area are 48 (width) and 15 (height). The dimensions for the bottom area are 30 (width) and 10 (height).												

BLD DATE	01/13/2021	KK	LGL DATE
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BUILDING DIMENSIONS												
BAS=[YR=1993] W18 FOP=[YR=1993] N6 W25 S6 E25\$ W43S38 E26												
UOP=[YR=1993] S4 E9 N4 W9\$ E35 N38\$ PTR=N20 FUS=[YR=1993] N38												
W18 FOP=[YR=1993] N6 W25 S6 E25\$ W43 S38 E61\$ S20\$.												