IN OR 2698/1614 & OR 2684/1777
ESMT IN OR 374/3

NORTH COAST APARTMENTS LLC
2952 SISTERS CT
MIDDLEBURG, FL 32068

2026

37-3N-24-0000-0005-0000

BUILDING CHARACTERISTICS

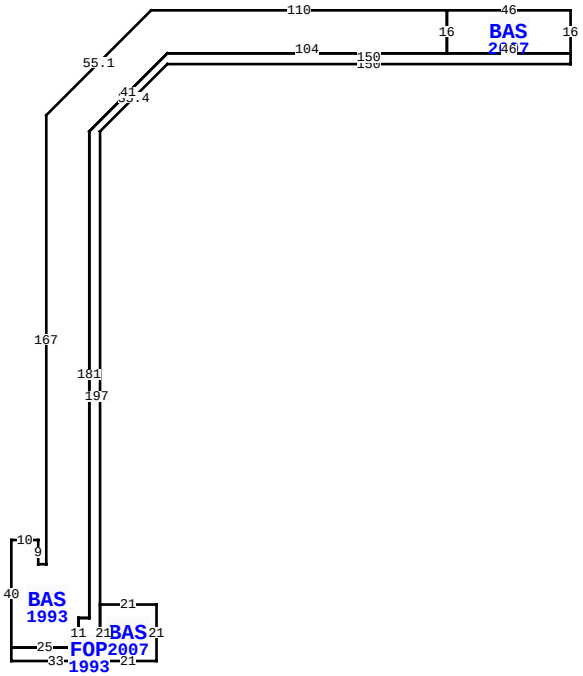
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	31	HARDIE BRD 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Frame	03	MASONRY 100
Story Height		8 100
Units		13 100
BUD8 Adjustme	04	DIST 01 100
Quality	06	Quality Level 06
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,029	100	1993	6,029	754,214
BAS	441	100	2007	441	55,168
BAS	736	100	2007	736	92,072
FOP	1,685	30	1993	506	63,299
TOTALS	8,891			7,712	964,753

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3901	03	7,712	158.6508	150.72	1,162,353	1958	2005	0	0	0	17.00	83.00

1 MOTEL 0% - 2024 Heated Area: 7206 HX Base Yr



545740 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 DC
INC DATE	05/13/2026 DG	AG DATE	

EXTRA FEATURES

LN	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
2	0803	ASPHALT C	0	0	0	0	15,800.00	SF	2.00	2.00	100	2026	2024		90	28,440	
3	0402	CONC BUMPE	0	0	0	0	30.00	UT	25.00	25.00	100	2026	2024		100	750	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	914,105
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	914,105
SOH/AGL Deduction	0
ASSESSED VALUE	914,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	914,105
TOTAL JUST VALUE	914,105
NCON VALUE	29,190
INCOME VALUE	914105
PREVIOUS YEAR MKT VALUE	11,600

THE NORTH COAST APARTMENTS _ KW 12/2025 __ (FORMER

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2698/1614	12/13/2023	QC	U	V	11	100
GRANTOR: NORTH COAST PROPERTIE						
GRANTEE: NORTH COAST APARTME						
2684/1777	12/13/2023	WD	Q	I	01	1,350,000
GRANTOR: NORTH COAST PROPERTIE						
GRANTEE: NORTH COAST APARTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-46,0] W110 D39L39 S167 W3 N9 W10 S40 E25 N11 E4 N181 U29R29 E104 N16 $
FOP=[YR=1993;ORIG=-208,237] S5 E33 N197 U25R25 E150 N4 W150 D29L29 S181 W4 S11 W25 $
BAS=[YR=2007;ORIG=0,0] W46 S16 E46 N16 $
BAS=[YR=2007;ORIG=-175,242] E21 N21 W21 S21 $
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LAND DESCRIPTION

TOTAL OB/XF 29,190

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001000	C	COMMERCIAL	0	0004	CG	0.00	0.00	69,700.00	SF		1.00	1.00	1.00	1.50	1.50	104,550							

REVIEW DATE 12/02/2025 BY KWA Total Acres: 1.60 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS