

BLOCK 26 LOTS 10 N 25 FT OF 9
IN OR 2245/1503
CITY OF FDNA BEACH

WECKBACK JEFFREY CHARLES
12833 QUAILBROOK DRIVE
JACKSONVILLE, FL 32224

2023

00-00-31-1800-0026-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1001.00
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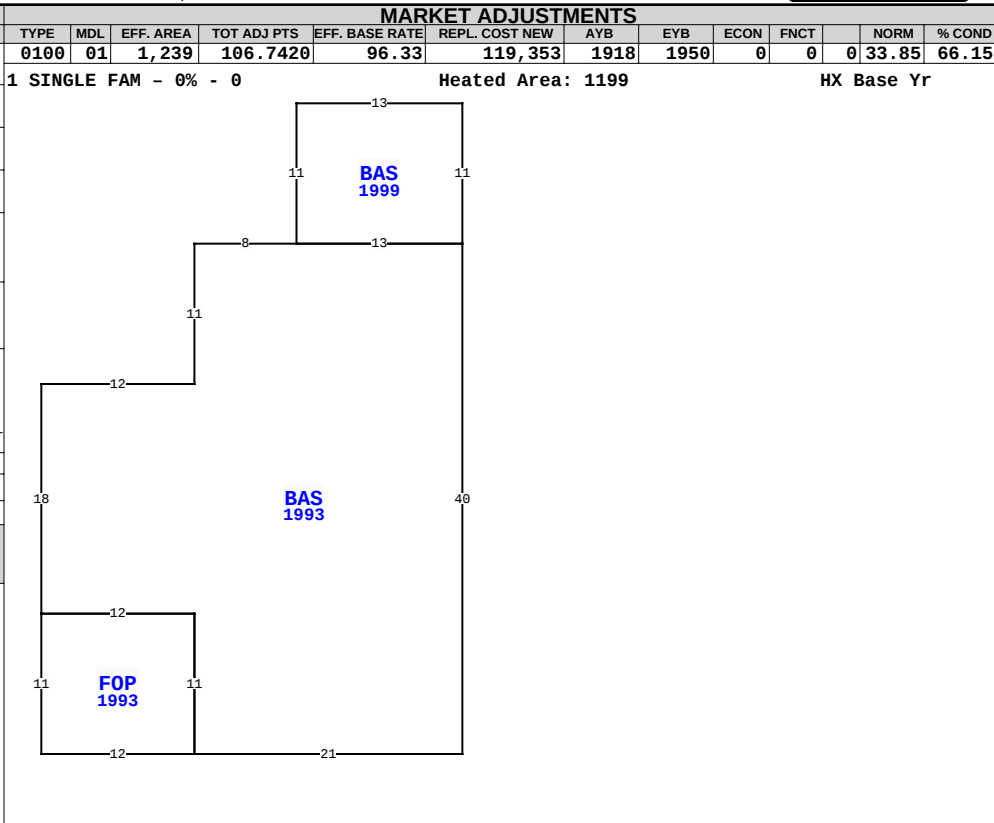
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	67,290
BAS	143	100	143	9,112
FOP	132	30	40	2,549

TOTALS	1,331	1,239	78,952
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0810	CONCRETE A	0	0	0	0	160.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	17	8	136.00	SF	6.50	6.50	
4	0819	CONC 12"	0	0	4	4	16.00	SF	9.50	9.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0006	R-2	50.00	100.00	50.00	FF	
2	000100	C	SFR	0	0006	R-2	25.00	50.00	25.00	FF	

REVIEW DATE	09/25/2017	BY	DJX
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF											
1,026											

Total Acres: 0.00	Total Land Value: 300,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		78,952	
TOTAL MARKET OB/XF VALUE		1,026	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		379,978	
SOH/AGL Deduction		107,764	
ASSESSED VALUE		272,214	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		272,214	
TOTAL JUST VALUE		379,978	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		342,223	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172189	DEMO FGR	0	07/18/2017
20012194	REPAIR/RRF	0	10/09/2001
969731	REPAIR/RRF	3,500	04/04/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2245/1503	12/14/2018	WD	Q	I	01	210,000	
GRANTOR: MCCARTHY SUSAN M & MAR							
GRANTEE: WECKBACK JEFFREY CH							
2238/1977	11/19/2018	FJ	U	I	11	0	
GRANTOR: CHAMPION WALTER LEWIS							
GRANTEE: MCCARTHY SUSAN ET A							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1999] W13 S11 BAS=[YR=1993] W8 S11 W12 S18 FOP=[YR=1993] S11 E12 N11 W12 \$ E12 S11 E21 N40 W13 \$ E13 N11 \$.											