

NASSAU TRUST LLC
1993 LARGO RD
JACKSONVILLE, FL 32207

00-00-31-1800-0046-0040

NASSAU COUNTY PROPERTY										PAGE 1 of 4		2
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 2						Tax Dist:						
BUILDING MARKET VALUE						637,692						
TOTAL MARKET OB/XF VALUE						26,538						
TOTAL LAND VALUE - MARKET						1,035,000						
TOTAL MARKET VALUE						1,699,230						
SOH/AGL Deduction						780,506						
ASSESSED VALUE						918,724						
TOTAL EXEMPTION VALUE						0						
BASE TAXABLE VALUE						918,724						
TOTAL JUST VALUE						1,699,230						
NCON VALUE						81,590						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						1,612,202						
PERMIT NUM				DESCRIPTION				AMT			ISSUED	
20210080				ROOF				75,000			11/05/2021	
20210212				RENOVATION				75,000			08/26/2021	
20210196				BLDG MOVING				37,500			06/09/2021	
20161493				SIGN - OLIVE AMEL				543			05/27/2016	
20161354				ELECTRICAL FOR LI				500			05/01/2016	
20150705				1ST FLOOR CERT OF				53,685			05/22/2015	
SALES DATA												
OFF RECORD Number			DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1892/1458			12/03/2013		WD	U	I	12	475,000			
GRANTOR: CBC NATIONAL BANK												
GRANTEE: NASSAU TRUST LLC												
1835/0837			1/09/2013		WD	U	I	12	582,800			
GRANTOR: RIDISON-SOUTH INC												
GRANTEE: CBC NATIONAL BANK												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=1993] W9 DCK=[YR=2014] N1 STR=[YR=2014] E5 N4 W5 S4\$ N4 W4 S5 E4\$ W35 N8 W6 N1 W50 USP=[YR=1993] W2 U2 L2 W8 S8 E12 N6\$ S6 W12 S9 E2 S21 E11 S4 W3 S10 W2 CAN=[YR=1993] W7 S39 E24 STP=[YR=2014] S5 E9 N5 W9\$ E10 N7 W12 D3 L3 W8 U3 L3 W1 N17 U3 L3 N8 U3 R3 N1\$ S1 D3 L3 S8 D3 R3 S17 E1 D3 R3 E8 U3 R3 E12 N1 E1 U2 R3 N4 U2 L3 W1 N19 UST=[YR=2014] E3 N2 W3 S2\$ N2 E3 S1 E12 CAN=[YR=1993] S10 E8 N8 E40 STR=[YR=2014] S3 E4 N3 W4\$ E14 N6 W31 D1 L2 W8 U1 L2 W17 S2 W2 S2\$ N2 E2 N2 E17 D1 R2 E8 U1 R2 E31 N40\$ PTR= E40 CAN=[YR=1993] E7 FUS=[YR=1993] E2 N2 FUS=[YR=1994] N8 E13 S8 W13\$ E25 S12 FUS=[YR=1994] E6 S11 W6 N11\$ S13 E1 D2 R3 S4 D2 L3 W1 S1 W12 D3 L3 W8 U3 L3 W1 N17 U3 L3												
ND LUE	OTHER ADJUSTMENTS AND NOTES				YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
50,000												
85,000												
Common: 1,035,000 PRINTED 08/02/2023 BY SYS												

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