PT OF LOT 1373
IN OR 1398/1802
TOWN OF CRAWFORD

MCCONNELL JASON J & ANGELA E
3882 CEDAR POINT ROAD
JACKSONVILLE, FL 32226

**2023**

**02-1N-24-2180-1373-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

OLD BALDWIN RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/14/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 47,500 |
| TOTAL MARKET VALUE | 47,500 |
| SOH/AGL Deduction | 20,880 |
| ASSESSED VALUE | 26,620 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 26,620 |
| TOTAL JUST VALUE | 47,500 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 37,500 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1398/1802 | 3/27/2006 | WD | Q | V | | 55,000 |
| GRANTOR: SMITHGALL ALAN P & ST | | | | | | |
| GRANTEE: MCCONNELL JASON J & | | | | | | |
| 1021/0679 | 11/27/2001 | WD | Q | V | | 35,000 |
| GRANTOR: JACOBS-PRATT DAVID B | | | | | | |
| GRANTEE: SMITHGALL ALAN P & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 000115 | C | SFR ACRES | 0 | | OR | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 0.50 | 19,000.00 | 9,500.00 | 47,500 | | | | | | | |

REVIEW DATE 06/14/2023 BY MLU Total Acres: 5.00 Total Land Value: 47,500 Market: 0 Agricultural: 0 Common: 47,500 PRINTED 08/02/2023 BY SYS