PT OF LOT 30 (S-2 & S-3)
IN OR 1552/765
CALICO WOODS PB 6/374

FLORIDA HOMESTEAD RANCH INC
3737 HARBOR ACRES LN
JACKSONVILLE, FL 32257

2023

03-1S-24-021W-0030-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8003.00		

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

FLORIDA HORSE RANCH, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/13/2023 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,192
TOTAL LAND VALUE - MARKET	307,300
TOTAL MARKET VALUE	17,075
SOH/AGL Deduction	0
ASSESSED VALUE	17,075
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,075
TOTAL JUST VALUE	317,492
NCON VALUE	10,192
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1552/0765	2/25/2008	WD	U	V	07	100

GRANTOR: FLORIDA LAND INVESTME
GRANTEE: FLORIDA HOMESTEAD R

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
1	0300	BOAT DCK W	0	0	0	0	130.00	SF	40.00	40.00	100	2021	2021	3	98	5,096	
2	0300	BOAT DCK W	0	0	0	0	130.00	SF	40.00	40.00	100	2021	2021	3	98	5,096	

LAND DESCRIPTION

TOTAL OB/XF 10,192

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	006000	A	PAST1/HAY	0		OR	0.00	0.00	14.45	AC		1.00	1.00	1.00	440.00	440.00	6,358							
2	005970	A	AGRI-POND	0			0.00	0.00	7.50	AC		1.00	1.00	1.00	70.00	70.00	525							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	21.95	AC		1.00	1.00	1.00	14,000.00	14,000.00	307,300							

REVIEW DATE 07/13/2023 BY DC Total Acres: 21.95 Total Land Value: 6,883 Market: 307,300 Agricultural: 6,883 Common: 0 PRINTED 08/02/2023 BY SYS