

GUSHANAS SARINTHIA
1920 MONTMARTE DR
JACKSONVILLE, FL 32210

2023



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
																VALUATION BY Tax Group: 6 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 161,250 TOTAL MARKET VALUE 161,250 SOH/AGL Deduction 110,518 ASSESSED VALUE 50,732 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 50,732 TOTAL JUST VALUE 161,250 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 96,750															
DOR CODE 0000 VACANT																PERMIT NUM				DESCRIPTION				AMT		ISSUED					
MAP NUM MKT AREA 09																															
NEIGHBORHOOD/LOC 9001.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE											SALES DATA																
					OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 0508/1049 1/21/1987 WD Q V CD 12,000 GRANTOR: TROMBLY MOLLIE R GRANTEE: GUSHANAS JOSEPH & S 0226/0369 1/01/1976 WD Q V CD 8,000 GRANTOR: GRANTEE:																										
TOTALS																BLD DATE				LGL DATE				06/14/2023		MLU					
EXTRA FEATURES																XF DATE				LAND DATE											
ELL AVE, BRYCEVILLE																INC DATE				AG DATE											
L N	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	BUILDING NOTES															
																BUILDING DIMENSIONS															
																BUILDING DIMENSIONS															
LAND DESCRIPTION																TOTAL OB/XF															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	000000	C	VAC RES	0		OR	0.00	0.00	4.30	AC		1.00	1.00	1.50	25,000.00	37,500.00	161,250														
REVIEW DATE 06/14/2023 BY MLU																Total Acres: 4.30				Total Land Value: 161,250				Market: 0		Agricultural: 0		Common: 161,250		PRINTED 08/02/2023 BY SYS	