PT OR 956/1903

CROSS JAMES LOGAN
1521 LEBARON AVE
JACKSONVILLE, FL 32207

**2023**

07-1S-23-0000-0001-0060

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

CORTEZ RD, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 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 | 38,250 |
| TOTAL MARKET VALUE | 38,250 |
| SOH/AGL Deduction | 28,228 |
| ASSESSED VALUE | 10,022 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 10,022 |
| TOTAL JUST VALUE | 38,250 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 34,425 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0956/1903 | 11/03/2000 | WD | U | I | 09 | 140,000 |
| GRANTOR: CROSS JOHN & ANNIE SP | | | | | | |
| GRANTEE: CROSS JAMES LOGAN | | | | | | |
| 0620/0642 | 3/01/1991 | QC | U | V | 06 | 500 |
| GRANTOR: BARNES LEILA & J | | | | | | |
| GRANTEE: CROSS JOHN & JANICE | | | | | | |

## 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 | 000000 | C | VAC RES | 0 | | OR | 0.00 | 0.00 | 0.85 | AC | | 1.00 | 1.00 | 1.50 | 30,000.00 | 45,000.00 | 38,250 | | | | | | | |

REVIEW DATE 06/13/2023 BY MLU Total Acres: 0.85 Total Land Value: 38,250 Market: 0 Agricultural: 0 Common: 38,250 PRINTED 08/02/2023 BY SYS