LOT 67
IN OR 1135/439
R787490 & R787491

PARKER SEAN C
8601 BANDERA CIR S
JACKSONVILLE, FL 32244

2023

08-1S-23-1830-0067-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9008.00		

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

1710 CR 119, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	17,489
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	77,489
SOH/AGL Deduction	17,579
ASSESSED VALUE	59,910
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,910
TOTAL JUST VALUE	77,489
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V000084	REMODEL	0	05/01/2000
B94960	GARAGE	8,211	04/01/1994
93685	MH MOVE-ON	1,088	01/01/1994
7644	MH MOVE-ON	25,900	01/18/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1135/0439	5/06/2003	WD	Q	I		88,000
GRANTOR: SHROWDER JERRY R JR &						
GRANTEE: PARKER SEAN C						
0937/1945	6/26/2000	QC	Q	I		32,000
GRANTOR: KINMAN RALPH G & SAND						
GRANTEE: SHROWDER JERRY JR &						

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
3	0811	CONCRETE B	0	0	0	0	1,446.00	SF	5.20	5.20	100	1996	1996	3	73	5,489	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1994	1994	3	100	6,000	
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1994	1994	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 17,489

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	000001	C	V RS W/XFOB	0	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 05/20/2021 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS