PT OF NE1/4 OF SEC 9-1N-25E &
PT GOVT LOT 4 OF SEC 10-1N-25E
IN DB 161/162 & OR 63/587 &

JOPA RESIDENTIAL PROPS LLC
5215 HIGHWAY AVE
JACKSONVILLE, FL 32254

2023

09-1N-25-0000-0006-0000

BUILDING CHARACTERISTICS

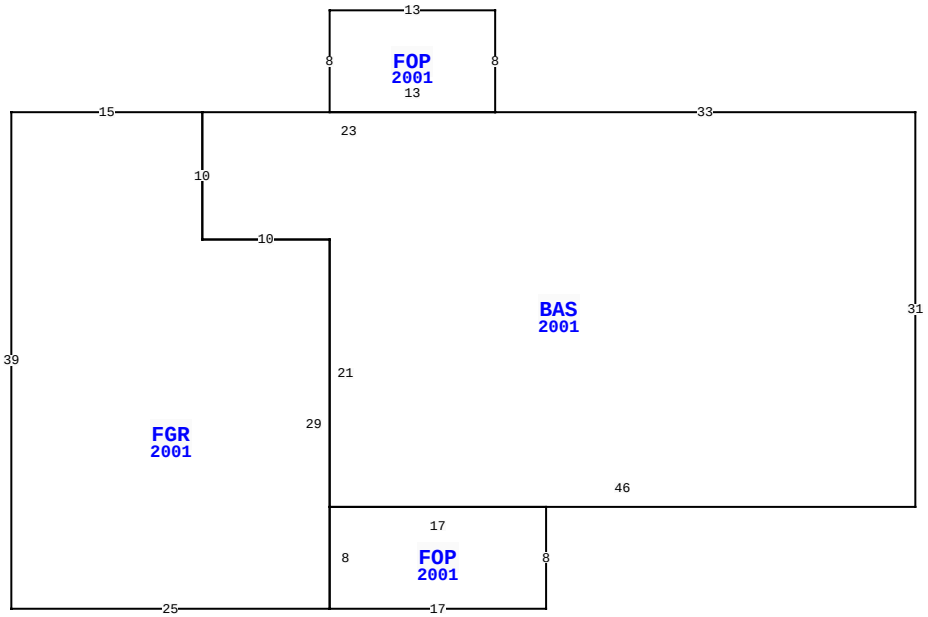
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,526	100	1,526	156,349
FGR	875	55	481	49,281
FOP	104	30	31	3,176
FOP	136	30	41	4,201
TOTALS	2,641		2,079	213,007

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,079	102.4100	121.61	252,827	2001	2001	0	0	0	15.75	84.25

1 SNGL FAM – 0% - 0 Heated Area: 1526 HX Base Yr



540655 US HWY 1, CALLAHAN

BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	213,007
TOTAL MARKET OB/XF VALUE	11,923
TOTAL LAND VALUE - MARKET	72,360
TOTAL MARKET VALUE	297,290
SOH/AGL Deduction	50,093
ASSESSED VALUE	247,197
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	247,197
TOTAL JUST VALUE	297,290
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2362/0388	5/08/2020	WD	Q	I	01	225,000
GRANTOR: ADKINS THOMAS L & MAR						
GRANTEE: JOPA RESIDENTIAL PR						
2324/1960	12/11/2019	WD	Q	I	01	220,000
GRANTOR: SNOW CAROL G & LINDA						
GRANTEE: ADKINS THOMAS L & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W33 FOP=[YR=2001] N8 W13 S8 E13$ W23
FGR=[YR=2001] W15 S39 E25 FOP=[YR=2001] E17 N8 W17 S8$ N29
W10 N10 $ S10 E10 S21 E46 N31$.

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	0810	CONCRETE A	0	0	0	0	556.00	SF	6.50	6.50	100	2001	2001	3	82	2,963	
2	0510	GARAGE WD-	0	0	40	20	800.00	SF	35.00	35.00	100	2002	2002	3	32	8,960	

LAND DESCRIPTION

TOTAL OB/XF 11,923

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			0.00	0.00	4.02	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,360							

REVIEW DATE 05/22/2019 BY KBA Total Acres: 4.02 Total Land Value: 72,360 Market: 0 Agricultural: 0 Common: 72,360 PRINTED 08/02/2023 BY SYS