

LOT 12 (EX 9-1)
 (LESS 12A ON S SIDE)
 IN OR 633 PG 870

A-B DISTRIBUTORS INC
 1116 N EDGEWOOD AVE
 JACKSONVILLE, FL 32254-2399

2023

12-1N-23-0000-0009-0000



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 STANDARD Tax Group: 6 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 379,540 TOTAL MARKET VALUE 11,160 SOH/AGL Deduction 0 ASSESSED VALUE 11,160 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 11,160 TOTAL JUST VALUE 379,540 NCON VALUE 0 INCOME VALUE 0 PREVIOUS YEAR MKT VALUE 0																			
DOR CODE		5500 TIMBERLAND 80-89																		PERMIT NUM				DESCRIPTION				AMT		ISSUED											
MAP NUM																																									
NEIGHBORHOOD/LOC		9001.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
TOTALS																																									
EXTRA FEATURES										HOWARD RD, BRYCEVILLE																															
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																									
LAND DESCRIPTION										TOTAL OB/XF										0																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	17.11	AC		1.00	1.00	1.00	550.00	550.00	9,410																								
2	005902	A	HARDWOOD SI	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	175.00	175.00	1,750																								
3	009910	M	MKT.VAL.AG	0			0.00	0.00	27.11	AC		1.00	1.00	1.00	14,000.00	14,000.00	379,540																								
REVIEW DATE 05/19/2023 BY MLU										Total Acres: 27.11										Total Land Value: 11,160										Market: 379,540				Agricultural: 11,160				Common: 0		PRINTED 08/02/2023 BY SYS	

SALES DATA										
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE				
0633/0870	8/13/1991	WD	Q	V		100,000				
GRANTOR: ALLEN RONALD H										
GRANTEE: A-B DISTRIBUTORS IN										
0633/0868	8/13/1991	QC	U	V	10	100				
GRANTOR: ALLEN GLADYS										
GRANTEE: A & B DISTRIBUTORS										

BUILDING NOTES

BUILDING DIMENSIONS