IN OR 1464/120
E1/2 OF S12 AC OF GOV LOT 12
EX 10-2 & 10-4

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

2023

12-1N-23-0000-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

2736 BARBER GREEN RD, BRYCEVILLE

BLD DATE	02/27/2007	JH	LGL DATE	
XF DATE	02/27/2007	JH	LAND DATE	06/16/2023 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	75,500
SOH/AGL Deduction	31,211
ASSESSED VALUE	44,289
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,289
TOTAL JUST VALUE	75,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992877	MH MOVE-ON	0	10/01/1999
MH992566	MH MOVE-ON	0	01/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1464/0120	12/07/2006	WD	U	I	19	65,000
GRANTOR: DILLINGHAM KENNETH EA						
GRANTEE: A-B DISTRIBUTORS IN						
1403/1146	4/12/2006	QC	U	I	07	100
GRANTOR: DILLINGHAM KENNETH E						
GRANTEE: DILLINGHAM KENNETH						

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
12	0570	JUNK HOUSE	0	0	0	0	1.00	UT	500.00	500.00	100	1924	1924	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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	0005	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 3.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS