PT NE1/4 & PT NW1/4 PAR 1
IN OR 1393/1258
(EX OR 1387/1214 &

SHEPPERD JOYCE L
347 SPAULDING RD
JACKSONVILLE, FL 32218

2023

12-2N-24-0000-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5902	HARDWOOD SI 60-69	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

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

ARIELS TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	228,795
TOTAL MARKET VALUE	19,708
SOH/AGL Deduction	0
ASSESSED VALUE	19,708
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,708
TOTAL JUST VALUE	228,795
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1393/1258	3/06/2006	QC	U	I	01	100

GRANTOR: SHEPPERD CLARENCE W J

GRANTEE: SHEPPERD JOYCE L

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	005902	A	HARDWOOD SI	0			0.00	0.00	30.50	AC		1.00	1.00	1.00	175.00	175.00	5,338							
2	005500	A	TIMBER 2 SI	0			0.00	0.00	18.51	AC		1.00	1.00	1.00	550.00	550.00	10,180							
3	006005	A	PAST/GRAZE	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	440.00	440.00	440							
4	009530	C	POND	0			0.00	0.00	1.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	3,750							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	50.01	AC		1.00	1.00	1.00	4,500.00	4,500.00	225,045							

REVIEW DATE 02/26/2021 BY TWA Total Acres: 51.51 Total Land Value: 19,708 Market: 225,045 Agricultural: 15,958 Common: 3,750 PRINTED 08/02/2023 BY SYS