

FOR INFORMATION ONLY COMBINED
W42-2N-25-0000-0013-0000
PARCEL 9-4 S16-2N-25E &

BENT OAKS PLANTATION LLC
4230 DUVAL DRIVE
JACKSONVILLE BEACH, FL 32250

2023

16-2N-25-0000-0009-0040
[Barcode]

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 0 TOTAL MARKET VALUE 0 SOH/AGL Deduction 0 ASSESSED VALUE 0 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 0 NCON VALUE 0 INCOME VALUE 0 PREVIOUS YEAR MKT VALUE 0																				
DOR CODE															N. NOTE RECORD																					
MAP NUM				MKT AREA				01																												
NEIGHBORHOOD/LOC				8026.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
TOTALS																																				
EXTRA FEATURES															GRESSMAN DAIRY RD, CALLAHAN																					
L	OB/XF	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	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												

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1424/1830	6/30/2006	WD	Q	V		900,000			
GRANTOR: GRESSMAN CHARLES L &									
GRANTEE: BENT OAKS PLANTATIO									

BUILDING NOTES

BUILDING DIMENSIONS