GOVT LOTS 1 2 3 IN
SEC 18-1S-23E & PT OF
SEC 17-1S-23E & SEC 18-1S-23E

MACCURRACH FAYE ROAD LLC
4970 MAYBANK WAY
JACKSONVILLE, FL 32225

2023

17-1S-23-0000-0002-0050

BUILDING CHARACTERISTICS

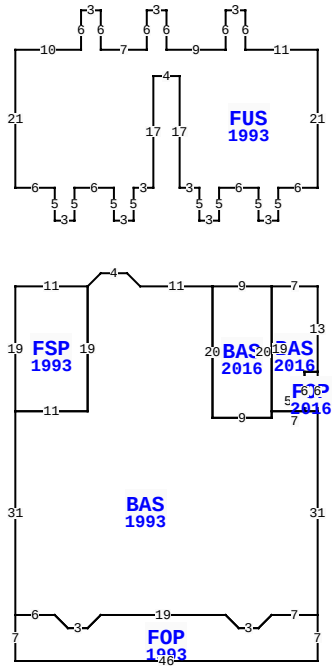
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,810	100	1,810	182,062
BAS	121	100	121	12,171
BAS	180	100	180	18,105
FOP	302	30	91	9,153
FOP	12	30	4	402
FSP	209	40	84	8,449
FUS	1,012	100	1,012	101,794
TOTALS	3,646		3,302	332,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,302	99.3600	117.99	389,603	1989	1992	0	0	0	14.75	85.25

1 SNGL FAM – 0% - 0 Heated Area: 3123 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

1031 RIVER FARM RD, BRYCEVILLE

NASSAU COUNTY PROPERTY

PAGE 1 of 3 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	469,002
TOTAL MARKET OB/XF VALUE	65,160
TOTAL LAND VALUE - MARKET	1,047,700
TOTAL MARKET VALUE	879,055
SOH/AGL Deduction	273,050
ASSESSED VALUE	606,005
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	606,005
TOTAL JUST VALUE	1,581,862
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	508,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003697	GARAGE	40,581	06/14/2017
6709	XFOB	0	05/30/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2509/1437	10/28/2021	WD	Q	I	03	255,000
GRANTOR: WILKINS WILLIAM T & A						
GRANTEE: MACCURRACH FAYE ROA						
2202/1613	6/08/2018	WD	Q	I	03	475,000
GRANTOR: WILLIAMS SCOTT T & AM						
GRANTEE: MACCURRACH FAYE ROA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W7 BAS=[YR=2016] W9 BAS=[YR=1993] W11 U2 L2 W4 D2 L2 FSP=[YR=1993] W11 S19 E11 N19$ S19 W11 S31 FOP=[YR=1993] S7 E46 N7 W7 D2 L2 W3 U2 L2 W19 D2 L2 W3 U2 L2 W6$ E6 D2 R2 E3 U2 R2 E19 D2 R2 E3 U2 R2 E7 N31 FOP=[YR=2016] N6 W2 S6 E2$ W7 S1 W9 N20$ S20 E9 N20$ S19 E5 N6 E2 N13$ PTR=N15 FUS=[YR=1993] N21 W11 N6 W3 S6 W9 N6W3 S6 W7 N6 W3 S6 W10 S21E6 S5E3 N5 E6 S5 E3 N5 E3 N17E4 S17E3 S5 E3 N5 E6 S5 E3 N5E6$ S15$.

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	0825	BRICK	0	0	8	7	56.00	SF	12.50	12.50	100	1989	1989	3	86	602	
2	0825	BRICK	0	0	0	0	352.00	SF	12.50	12.50	100	2005	2005	3	96	4,224	
3	0681	POLE SHED	0	0	32	32	1,024.00	SF	9.00	9.00	100	2010	2010	3	64	5,898	
4	0681	POLE SHED	0	0	24	10	240.00	SF	9.00	9.00	100	2010	2010	3	64	1,382	
5	0350	CARPORT WD	0	0	40	32	1,280.00	SF	7.80	7.80	100	2000	2000	3	20	1,997	
6	0510	GARAGE WD-	0	0	48	40	1,920.00	SF	35.00	35.00	100	1989	1989	3	20	13,440	
7	0681	POLE SHED	0	0	48	18	864.00	SF	15.00	15.00	100	1999	1999	3	28	3,629	
8	0681	POLE SHED	0	0	48	18	864.00	SF	15.00	15.00	100	1999	1999	3	28	3,629	
9	0462	ST/AL FNC	0	0	0	0	160.00	SF	10.00	10.00	100	2016	2016	3	84	1,344	
10	1127	BRICK 8"	0	0	0	0	80.00	SF	11.00	11.00	100	2016	2016	3	99	871	

TOTAL OB/XF 37,016

LAND DESCRIPTION

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	005000	C	RURAL HOME	0	0004	OR	0.00	0.00	4.90	AC		1.00	1.00	1.00	18,000.00	18,000.00	88,200							
2	005010	A	SVCE ACRGE	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	500.00	500.00	2,000							
3	005601	A	TIMB2-3 SI	0			0.00	0.00	170.74	AC		1.00	1.00	1.00	350.00	350.00	59,759							
4	005902	A	HARDWOOD SI	0			0.00	0.00	119.60	AC		1.00	1.00	1.00	175.00	175.00	20,930							
5	006000	A	PAST1/HAY	0			0.00	0.00	16.00	AC		1.00	1.00	1.00	440.00	440.00	7,040							
6	006005	A	PAST/GRAZE	0			0.00	0.00	8.10	AC		1.00	1.00	1.00	440.00	440.00	3,564							

REVIEW DATE 10/04/2018 BY TW Total Acres: 331.94 Total Land Value: 344,893 Market: 796,100 Agricultural: 93,293 Common: 251,600 PRINTED 08/02/2023 BY SYS

GOVT LOTS 1 2 3 IN
SEC 18-1S-23E & PT OF
SEC 17-1S-23E & SEC 18-1S-23E

MACCURRACH FAYE ROAD LLC
4970 MAYBANK WAY
JACKSONVILLE, FL 32225

2023

17-1S-23-0000-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

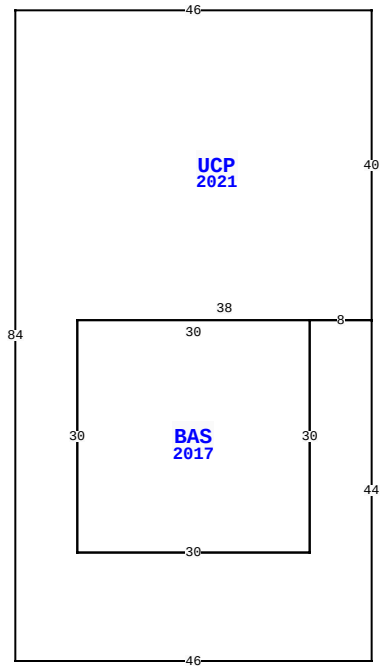
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	16,151
UCP	2,964	20	593	10,642
TOTALS	3,864		1,493	26,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,493	53.9580	18.89	28,203	2017	2017	0	0	0	5.00	95.00

2 GARAGE RES – 0% - 0 Heated Area: 900 HX Base Yr



1031 RIVER FARM RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	469,002
TOTAL MARKET OB/XF VALUE	65,160
TOTAL LAND VALUE - MARKET	1,047,700
TOTAL MARKET VALUE	879,055
SOH/AGL Deduction	273,050
ASSESSED VALUE	606,005
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	606,005
TOTAL JUST VALUE	1,581,862
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	508,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2509/1437	10/28/2021	WD	Q	I	03	255,000
GRANTOR: WILKINS WILLIAM T & A						
GRANTEE: MACCURRACH FAYE ROA						
2202/1613	6/08/2018	WD	Q	I	03	475,000
GRANTOR: WILLIAMS SCOTT T & AM						
GRANTEE: MACCURRACH FAYE ROA						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2021] W46 S84 E46 N44 W8 BAS=[YR=2017] W30 S30 E30 N30$ S30 W30 N30 E38 N40$.

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
11	0812	CONCRETE C	0	0	55	100	5,500.00	SF	4.00	4.00	100	2017	2017	3	97	21,340	
13	0200	BARN WD 0-	0	0	23	14	322.00	SF	20.00	20.00	100	1985	1985	3	20	1,288	
14	0202	BARN WD 30	0	0	30	40	1,200.00	SF	15.00	15.00	100	1996	1996	3	25	4,500	
15	0681	POLE SHED	0	0	22	7	154.00	SF	15.00	15.00	100	2005	2005	3	44	1,016	

LAND DESCRIPTION

TOTAL OB/XF 28,144

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
7	000115	C	SFR ACRES	0			0.00	0.00	8.60	AC		1.00	1.00	1.00	19,000.00	19,000.00	163,400							
8	009910	M	MKT.VAL.AG	0			0.00	0.00	318.44	AC		1.00	1.00	1.00	2,500.00	2,500.00	796,100							

REVIEW DATE 10/04/2018 BY TW Total Acres: 331.94 Total Land Value: 344,893 Market: 796,100 Agricultural: 93,293 Common: 251,600 PRINTED 08/02/2023 BY SYS

GOVT LOTS 1 2 3 IN
SEC 18-1S-23E & PT OF
SEC 17-1S-23E & SEC 18-1S-23E

MACCURRACH FAYE ROAD LLC
4970 MAYBANK WAY
JACKSONVILLE, FL 32225

2023

17-1S-23-0000-0002-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

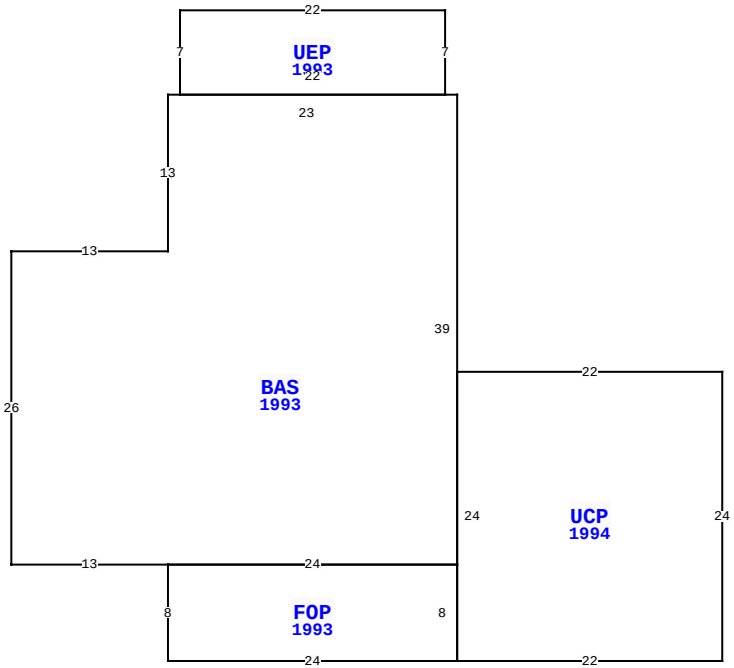
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,274	100	1,274	91,655
FOP	192	30	58	4,173
UCP	528	20	106	7,626
UEP	154	60	92	6,618
TOTALS	2,148		1,530	110,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,530	99.9600	90.21	138,021	1940	1970	0	0	0	20.25	79.75

3 SINGLE FAM – 0% - 0 Heated Area: 1274 HX Base Yr



1031 RIVER FARM RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

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

NASSAU COUNTY PROPERTY

PAGE 3 of 3 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
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TOTAL LAND VALUE - MARKET	1,047,700
TOTAL MARKET VALUE	879,055
SOH/AGL Deduction	273,050
ASSESSED VALUE	606,005
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	606,005
TOTAL JUST VALUE	1,581,862
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	508,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2509/1437	10/28/2021	WD	Q	I	03	255,000
GRANTOR: WILKINS WILLIAM T & A						
GRANTEE: MACCURRACH FAYE ROA						
2202/1613	6/08/2018	WD	Q	I	03	475,000
GRANTOR: WILLIAMS SCOTT T & AM						
GRANTEE: MACCURRACH FAYE ROA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 UEP=[YR=1993] N7 W22 S7 E22 $ W23 S13 W13 S26 E13 FOP=[YR=1993] S8 E24 UCP=[YR=1994] E22 N24 W22 S24$ N8 W24$ E24 N39$.

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

REVIEW DATE 10/04/2018 BY TW Total Acres: 331.94 Total Land Value: 344,893 Market: 796,100 Agricultural: 93,293 Common: 251,600 PRINTED 08/02/2023 BY SYS