PT OF PARCELS 3 3-1 3-2 7 &
7-1 & WOODGROVE AC PB4/59
PT OR 1313/689

MANN SEAN D
4230 DUVAL DRIVE
JACKSONVILLE BEACH, FL 32250

2023

17-2N-25-0000-0003-00M1

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9300	SUB-SURFACE RIGHTS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	8026.00		

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

MUSSLEWHITE RD, 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	408
TOTAL MARKET VALUE	408
SOH/AGL Deduction	0
ASSESSED VALUE	408
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	408
TOTAL JUST VALUE	408
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	408

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1313/0689	4/29/2005	QC	U	V	06	1,000

GRANTOR: GUTHRIE A K

GRANTEE: MANN SEAN D

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	009300	C	PETROLEUM	0			0.00	0.00	40.80	UT		1.00	1.00	1.00	10.00	10.00	408							

REVIEW DATE 03/04/2022 BY DC Total Acres: 0.00 Total Land Value: 408 Market: 0 Agricultural: 0 Common: 408 PRINTED 08/02/2023 BY SYS