

IN NE1/4 OF NE1/4  
IN OR 2351/1395  
EX R/W IN OR 638/816

ODDEN KIMBERLY & BRIAN  
650 PECAN PARK ROAD  
JACKSONVILLE, FL 32218

2023

17-4N-24-0000-0001-0010



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 70    |
| Interior Floo            | 11 | CLAY TILE 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 1. 1. 100      |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 04 | DIST 01 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 04   | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 09 |
|---------|--|----------|----|

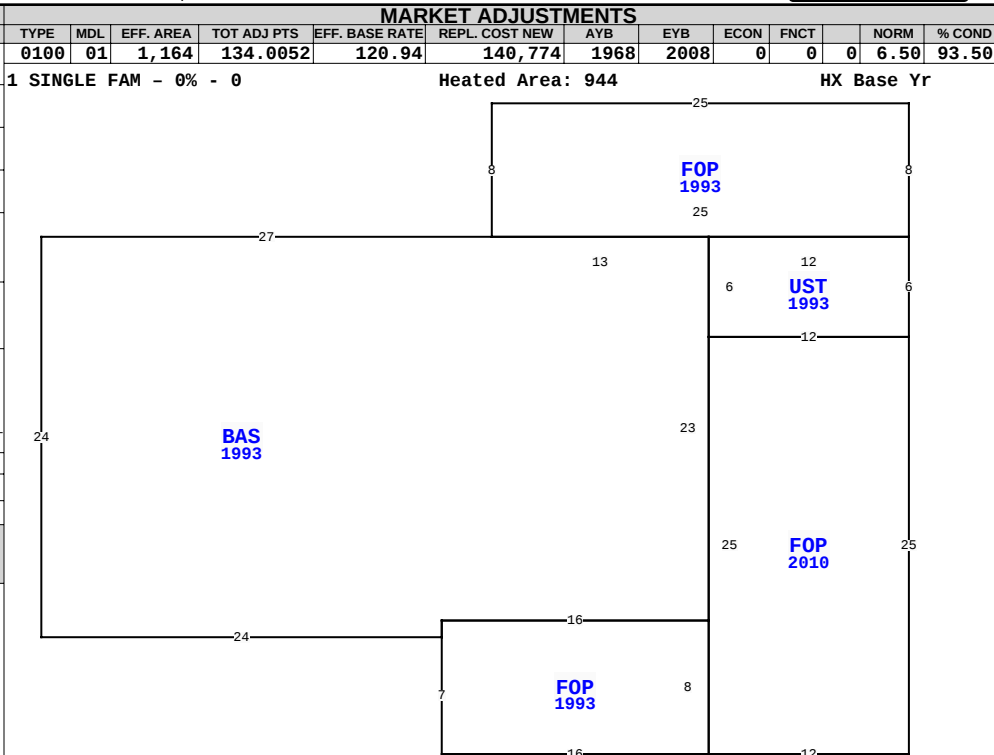
|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 9001.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 944              | 100         | 944          | 106,746              |
| FOP       | 128              | 30          | 38           | 4,297                |
| FOP       | 200              | 30          | 60           | 6,784                |
| FOP       | 300              | 30          | 90           | 10,177               |
| UST       | 72               | 45          | 32           | 3,618                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 1,644 |  | 1,164 | 131,624 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |        |    |       |                |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0511       | GARAGE CB-  | 0   | 0   | 24 | 26 | 624.00 | SF | 40.00 |                |       |
| 2              | 0810       | CONCRETE A  | 0   | 0   | 0  | 0  | 73.00  | SF | 6.50  |                |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000115   | C   | SFR ACRES            | 0   | 0006 | OR       | 0.00  | 0.00  | 6.68        | AC        |       |



|                            |          |           |            |     |
|----------------------------|----------|-----------|------------|-----|
| 274122 MURREE RD, HILLIARD | BLD DATE | LGL DATE  | 06/16/2023 | MLU |
|                            | XF DATE  | LAND DATE |            |     |
|                            | INC DATE | AG DATE   |            |     |

| L N | 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   | 0511       | GARAGE CB-  | 0   | 0   | 24 | 26 | 624.00 | SF | 40.00 |                | 100       | 1996    | 1996        | 3 | 73     | 18,221          |       |
| 2   | 0810       | CONCRETE A  | 0   | 0   | 0  | 0  | 73.00  | SF | 6.50  |                | 100       | 2006    | 2006        | 3 | 88     | 418             |       |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             |           |     | 18,639   |        |         |            |                |            |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE |
| 1           | 000115   | C   | SFR ACRES            | 0   | 0006 | OR       | 0.00  | 0.00  | 6.68        | AC        |     | 1.00     | 1.00   | 1.00    | 19,000.00  | 19,000.00      | 126,920    |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|--|--|-------------|--|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |  |  | 4           |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  |  |  | STANDARD    |  |  |  |  |  |
| Tax Group: 4              |  |  |  |  |  |  |  |  |  |  |  | Tax Dist:   |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |  |  | 131,624     |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |  |  | 18,639      |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |  |  | 126,920     |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |  |  | 277,183     |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |  |  | 75,322      |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |  |  | 201,861     |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |  |  | 0           |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |  |  | 201,861     |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |  |  | 277,183     |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |  |  | 0           |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |  |  |             |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |  |  | 196,945     |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 7365       | NEW CONSTR  | 0   | 04/26/1991 |
| 5462       | CHNGE SRVC  | 0   | 10/24/1988 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2351/1395                      | 4/02/2020 | WD           | Q      | I      | 01        | 198,000       |  |
| GRANTOR: BUZAIANU CORNEL & ELE |           |              |        |        |           |               |  |
| GRANTEE: ODDEN KIMBERLY & BR   |           |              |        |        |           |               |  |
| 1676/1039                      | 4/06/2010 | WD           | Q      | I      | 02        | 95,000        |  |
| GRANTOR: STEWART GARY W & DAWN |           |              |        |        |           |               |  |
| GRANTEE: BUZAIANU CORNEL & E   |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                       |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| FOP=[YR=1993] W25 S8 BAS=[YR=1993] W27 S24 E24 FOP=[YR=1993] S7 E16 FOP=[YR=2010] E12 N25 UST=[YR=1993] N6 W12 S6 E12\$ W12 S25\$ N8 W16 S1\$ N1 E16 N23 W13 \$ E25 N8\$. |  |  |  |  |  |  |  |  |  |  |  |