

PT OF LOT 6 & PT OF
SW1/4 OF NW1/4 PAR 26-5
IN OR 687/947

PERRY DORIS EST
C/O ELMER RATLEY, 769 PLEASANT PINE DR
JACKSONVILLE, FL 32220

2023

19-2N-25-0000-0026-0050



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 80		
Roof Cover	04	BUILT-UP 20		
Interior Wall	05	DRYWALL 70		
Interior Wall	04	PLYWOOD 30		
Interior Floo	14	CARPET 90		
Interior Floo	08	SHT VINYL 10		
Air Condition	01	NONE 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		
Occupancy	00	NONE 100		
Quality	01	Quality Level 01		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		08
NEIGHBORHOOD/LOC	8001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	24,485
BAS	800	100	800	24,485
BAS	432	100	432	13,222
TOTALS	2,032		2,032	62,191

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,032	80.2620	72.44	147,198	1980	1980	0	0	40	17.75	42.25
1 SINGLE FAM - 0% - 0 Heated Area: 2032 HX Base Yr												
TOTALS	2,032		2,032	62,191								

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				62,191			
TOTAL MARKET OB/XF VALUE				5,058			
TOTAL LAND VALUE - MARKET				46,550			
TOTAL MARKET VALUE				113,799			
SOH/AGL Deduction				21,245			
ASSESSED VALUE				92,554			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				92,554			
TOTAL JUST VALUE				113,799			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				100,065			

EXTRA FEATURES														
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
1	0940	SHEDS/PORT	0	0	10	12		120.00	SF19.50	100	1958	1958	3	20
3	0940	SHEDS/PORT	0	0	20	17		340.00	SF30.00	100	2009	2009	3	45
TOTAL OB/XF 5,058														

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	1.33
Total Acres: 1.33 Total Land Value: 46,550 Market: 0 Agricultural: 0 Common: 46,550									