PT OF W1/2 OF SW1/4
PT OR 2574/1010

COLSON FLORETTA D/MADISON ANNIE MAE EST
11701 PALM LAKE DRIVE APT 1805
JACKSONVILLE, FL 32218

2023

19-2N-25-0000-0033-0180

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

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

BY PASS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	33,775
TOTAL MARKET VALUE	33,775
SOH/AGL Deduction	12,581
ASSESSED VALUE	21,194
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	21,194
TOTAL JUST VALUE	33,775
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	33,775

LAND:1:1: ADJ DUE TO WETLANDS KJ 5/16/13

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2574/1010	6/29/2022	QC	U	I	11	100
GRANTOR: PALMER LILLIAN & FLOR						
GRANTEE: COLSON FLORETTA D						
0570/0423	5/18/1989	PR	U	V	09	100
GRANTOR: CRANE ROSETTA P/R						
GRANTEE: MADISON ANNIE ET AL						

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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.93	AC		1.00	1.00	0.50	35,000.00	17,500.00	33,775							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.93 Total Land Value: 33,775 Market: 0 Agricultural: 0 Common: 33,775 PRINTED 08/02/2023 BY SYS