IN OR 2641/1742
PARCEL 9-5 IN SEC 20-4N-25 &
PARCEL 3-2 IN SEC 29-2N-25

ALOHOMORA LLC
4440 MERRIMAC AVE
JACKSONVILLE, FL 32210

2023

20-4N-25-0000-0009-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

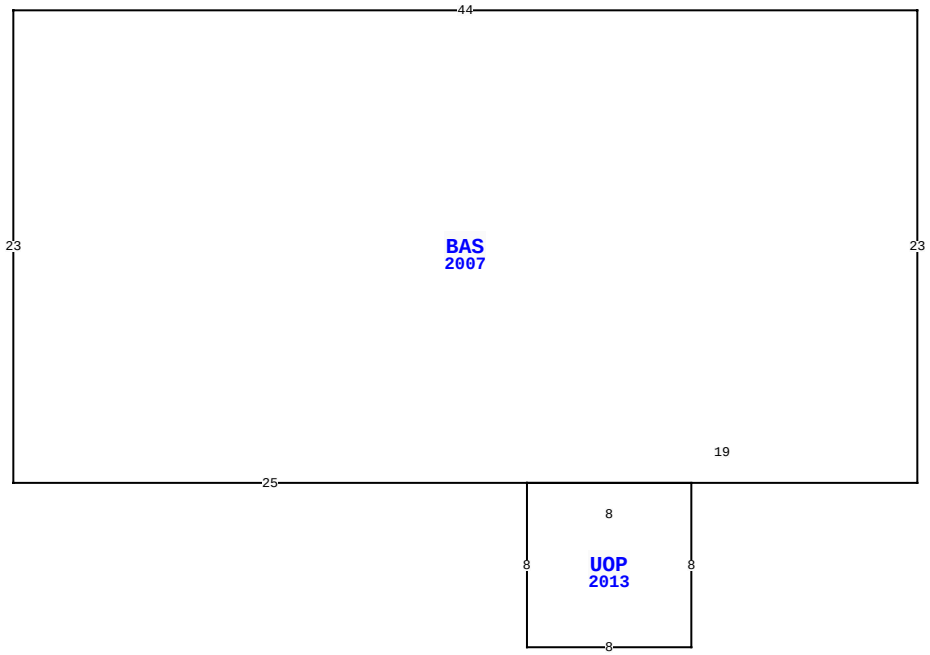
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100	1,012	26,098
UOP	64	25	16	413
TOTALS	1,076		1,028	26,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,028	122.8000	85.96	88,367	1983	1983	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2008 Heated Area: 1012 HX Base Yr 2008



BLD DATE	02/27/2008	KWJW	LGL DATE
XF DATE	11/21/2006	KW	LAND DATE
INC DATE			AG DATE

48439 CRAWFORD LN, HILLIARD

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		26,510
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		61,510
SOH/AGL Deduction		33,378
ASSESSED VALUE		28,132
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		3,132
TOTAL JUST VALUE		61,510
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		53,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16670	ELEC OTHER	0	01/01/2006
CMH4703	CO ISSUED	0	10/01/2005
C4703	CO ISSUED	0	10/01/2005
MH4703	MH MOVE-ON	0	10/01/2005
P10261	OTHER	0	10/01/2005
B12970	DEMOLITION	1,200	06/09/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2641/1742	5/15/2023	WD	Q	I	01	70,000
GRANTOR: KLOSOWSKI COREY						
GRANTEE: ALOHOMORA LLC						
2422/1337	12/30/2020	QC	U	I	11	100
GRANTOR: LUK VY						
GRANTEE: KLOSOWSKI COREY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W44 S23 E25 UOP=[YR=2013] S8 E8 N8 W8$ E19 N23$.

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	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/02/2019 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS