PARCELS 1-8 & 2-2
R107093 & R107094
IN OR 1829/410

KASSAB SALIM/KASSAB ZAHER
750 EDGEWOOD AVE N
JACKSONVILLE, FL 32254

2023

23-1N-23-0000-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 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	06	DIST 1D 100
Quality	03	Quality Level 03

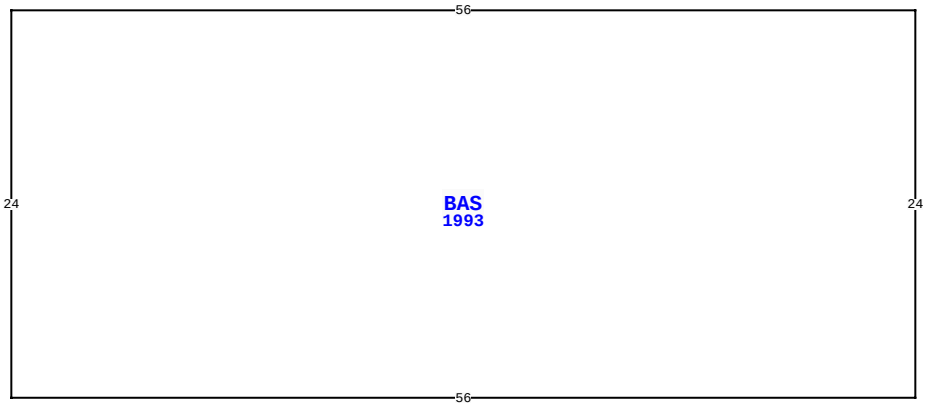
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	28,958
TOTALS	1,344		1,344	28,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,344	110.5000	71.82	96,526	1976	1976	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1344 HX Base Yr



13375 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	28,958
TOTAL MARKET OB/XF VALUE	1,800
TOTAL LAND VALUE - MARKET	352,940
TOTAL MARKET VALUE	383,698
SOH/AGL Deduction	190,529
ASSESSED VALUE	193,169
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,169
TOTAL JUST VALUE	383,698
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1829/0410	12/07/2012	WD	U	I	19	125,000

GRANTOR: WILKINS WILLIAM T ETA
GRANTEE: KASSAB SALIM & ZAHE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S24 E56 N24 $.

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
1	0681	POLE SHED	0	0	25	24	600.00	SF	15.00	15.00	100	1990	1990	3	20	1,800	

TOTAL OB/XF 1,800

LAND DESCRIPTION

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	0004	OR	0.00	0.00	25.21	AC		1.00	1.00	1.00	14,000.00	14,000.00	352,940							

REVIEW DATE 08/21/2019 BY TWA Total Acres: 25.21 Total Land Value: 352,940 Market: 0 Agricultural: 0 Common: 352,940 PRINTED 08/02/2023 BY SYS