PT OF SW1/4 OF NE1/4
IN OR 1726/411

PHIPPS CHARLENE RENEE
12306 DESOTO ST
JACKSONVILLE, FL 32218

2023

23-4N-23-0000-0004-0080

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	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 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	03	Quality Level 03

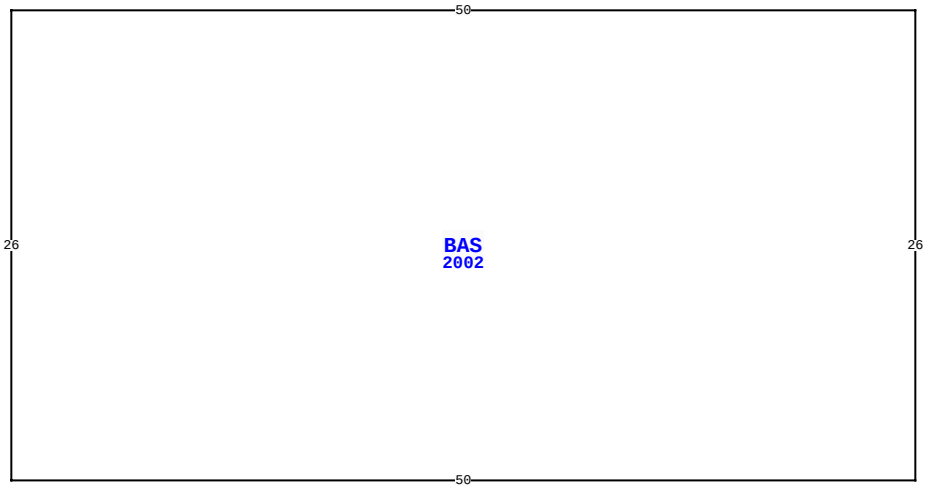
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1,300	111,983
TOTALS	1,300		1,300	111,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,300	108.1600	97.61	126,893	1993	1998	0	0	0	11.75	88.25

1 SINGLE FAM – 0% - 0 Heated Area: 1300 HX Base Yr



28040 CHARITY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	111,983
TOTAL MARKET OB/XF VALUE	2,901
TOTAL LAND VALUE - MARKET	77,100
TOTAL MARKET VALUE	191,984
SOH/AGL Deduction	53,032
ASSESSED VALUE	138,952
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,952
TOTAL JUST VALUE	191,984
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310691	HOUSEMVING	85,800	01/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1726/0411	2/15/2011	WD	U	I	11	34,900
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: PHIPPS CHARLENE REN						
1717/1369	1/03/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: US BANK NATIONAL AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W50 S26 E50 N26$.

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	1242	WD DECK A	0	0	7	7	49.00	SF	10.00	10.00	100	2003	2003	3	22	108	
2	1242	WD DECK A	0	0	8	7	56.00	SF	10.00	10.00	100	2003	2003	3	22	123	
3	0803	ASPHALT C	0	0	0	0	2,670.00	SF	2.00	2.00	100	2000	2000	3	50	2,670	

LAND DESCRIPTION

TOTAL OB/XF 2,901

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	0005	OR	0.00	0.00	2.57	AC		1.00	1.00	1.00	30,000.00	30,000.00	77,100							

REVIEW DATE 08/03/2020 BY TWA Total Acres: 2.57 Total Land Value: 77,100 Market: 0 Agricultural: 0 Common: 77,100 PRINTED 08/02/2023 BY SYS