PT OR 364/492 & 493 &
PT OR 1572/1590
R/W EASEMENT PT OF OR 337/139

BARCO-DUVAL ENGINEERING INC
7587 WILSON BLVD
JACKSONVILLE, FL 32210

2023

25-1S-23-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

CR 119, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	637,902
TOTAL MARKET VALUE	46,410
SOH/AGL Deduction	0
ASSESSED VALUE	46,410
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,410
TOTAL JUST VALUE	637,902
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1572/1590	6/19/2008	QC	U	V	06	100
GRANTOR: DILLIN MICHAEL BRYCE						
GRANTEE: BARCO-DUVAL ENGINEE						
0364/0492	7/01/1982	MS	U	I		220,000
GRANTOR:						
GRANTEE:						

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	006000	A	PAST1/HAY	0		OR	0.00	0.00	95.48	AC		1.00	1.00	1.00	440.00	440.00	42,011							
2	005902	A	HARDWOOD SI	0			0.00	0.00	16.27	AC		1.00	1.00	1.00	175.00	175.00	2,847							
3	009400	C	RIGHTOFWAY	0			0.00	0.00	15.52	AC		1.00	1.00	1.00	100.00	100.00	1,552							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	127.27	AC		1.00	1.00	1.00	5,000.00	5,000.00	636,350							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 127.27 Total Land Value: 46,410 Market: 636,350 Agricultural: 44,858 Common: 1,552 PRINTED 08/02/2023 BY SYS