

PARCELS 5-4 & 6
IN OR 2167/1369 &
RESOLUTION #2001-125 TO VACATE

MERLO MARCOS E & DENISE M
3164 BRETTUNGAR DRIVE
JACKSONVILLE, FL 32246

2023

26-2N-24-0000-0005-0040



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	19 COMMON BRK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 NONE 100

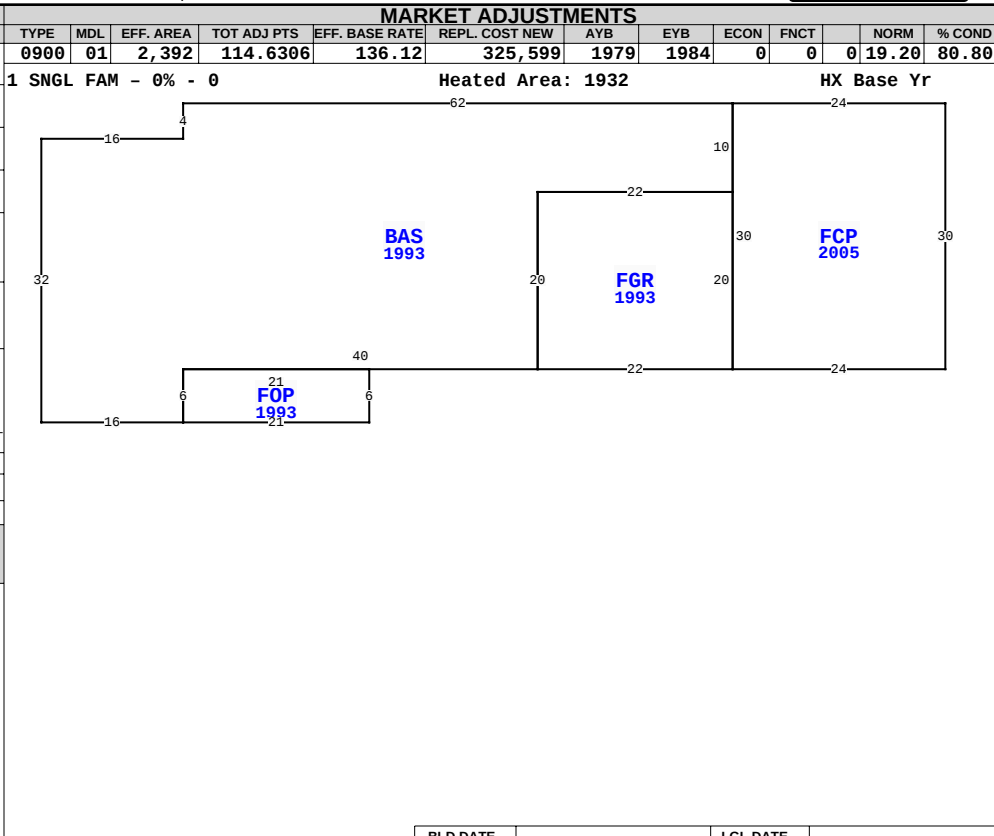
Quality	04 Quality Level 04		
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,932	100	1,932	212,491
FCP	720	25	180	19,798
FGR	440	55	242	26,616
FOP	126	30	38	4,180

TOTALS	3,218	2,392	263,084
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	0	0	0	198.00	SF	6.50
3	0811	CONCRETE B	0	0	0	0	555.00	SF	5.20
6	0510	GARAGE WD-	0	0	24	16	384.00	SF	28.00
7	0681	POLE SHED	0	0	24	8	192.00	SF	15.00
8	0681	POLE SHED	0	0	24	8	192.00	SF	15.00
9	0350	CARPORT WD	0	0	21	20	420.00	SF	8.58
10	0803	ASPHALT C	0	0	0	0	2,468.00	SF	2.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	1.99
2	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	0.11



35056 KEITH RD, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0810	CONCRETE A	0	0	0	0	198.00	SF	6.50	6.50	100	1980	1980	3	35	450	
3	0811	CONCRETE B	0	0	0	0	555.00	SF	5.20	5.20	100	1990	1990	3	62	1,789	
6	0510	GARAGE WD-	0	0	24	16	384.00	SF	28.00	28.00	100	2001	2001	3	30	3,226	
7	0681	POLE SHED	0	0	24	8	192.00	SF	15.00	15.00	100	2001	2001	3	30	864	
8	0681	POLE SHED	0	0	24	8	192.00	SF	15.00	15.00	100	2001	2001	3	30	864	
9	0350	CARPORT WD	0	0	21	20	420.00	SF	8.58	8.58	100	1996	1996	3	20	721	
10	0803	ASPHALT C	0	0	0	0	2,468.00	SF	2.00	2.00	100	2006	2006	3	60	2,962	

TOTAL OB/XF									
12,591									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	1.99
2	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	0.11

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		263,084	
TOTAL MARKET OB/XF VALUE		12,591	
TOTAL LAND VALUE - MARKET		63,000	
TOTAL MARKET VALUE		338,675	
SOH/AGL Deduction		87,047	
ASSESSED VALUE		251,628	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		251,628	
TOTAL JUST VALUE		338,675	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		263,340	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14805	ELEC OTHER	700	04/01/2005
R07421	REPAIR/RRF	2,000	04/01/2005
B0108455	XFOB	9,600	06/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2167/1369	12/29/2017	WD	Q	I	01	185,000
GRANTOR: HARPER SANDRA K						
GRANTEE: MERLO MARCOS E & DE						
1129/0102	4/10/2003	QC	U	I	01	100
GRANTOR: HARPER CLARENCE J						
GRANTEE: HARPER CLARENCE J &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FCP=[YR=2005] W24 BAS=[YR=1993] W62 S4 W16 S32 E16 FOP=[YR=1993] E21 N6 W21 S6 \$ N6 E40 FGR=[YR=1993] E22 N20 W22 S20 \$ N20 E22 N10 \$ S30 E24 N30 \$.									