

WRC COOK RENTAL LLC
1878 AVONDALE CIR
JACKSONVILLE, FL 32205

29-2N-25-3120-0055-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

20

FACE BRICK 50

Exterior Wall

21

STONE 50

Roof Structure

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

12

HARDWOOD 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories Units

1.

1. 100
0 100

BUD8 Adjustme

01

DIST CA 100

Occupancy

00

NONE 100

Quality

01

Quality Level 01

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

07

NEIGHBORHOOD/LOC

7001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,664

100

1,664

163,476

FCP

400

25

100

9,824

UOP

35

20

7

688

UST

100

45

45

4,421

TOTALS

2,199

1,816

178,408

EXTRA FEATURES

45178 GREEN AVE, CALLAHAN

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

0812

CONCRETE C

0 0

0 0

1,317.00

SF

4.00

4.00

100

1982

1982

3

41

2,160

2

0504

FP-ELECTRI

0 0

0 0

1.00

UT

2,000.00

2,000.00

100

1961

1961

3

24

480

LAND DESCRIPTION

TOTAL OB/XF

2,640

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000100

C

SFR

0

00006

210.00

210.00

210.00

FF

1.00

1.00

1.00

500.00

500.00

105,000

REVIEW DATE

08/16/2021

BY

KBA

Total Acres:

0.00

Total Land Value:

105,000

Market:

0

Agricultural:

0

Common:

105,000

PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT EFF. BASE RATE

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

0900011,816106.6500126.65229,996196119850022.4377.57

1 SNGL FAM - 0% - 0

Heated Area: 1664

HX Base Yr

57

7

20

5

20

20

5

32

25

5

7

32

20

20

5

BAS

1993

FCP

1993

UST

1993

UOP

2008

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/02/2023

MLU

NASSAU COUNTY PROPERTY

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1

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 1

Tax Dist:

BUILDING MARKET VALUE

178,408

TOTAL MARKET OB/XF VALUE

2,640

TOTAL LAND VALUE - MARKET

105,000

TOTAL MARKET VALUE

286,048

SOH/AGL Deduction

81,633

ASSESSED VALUE

204,415

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

204,415

TOTAL JUST VALUE

286,048

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

221,760

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU / I

V I

RSN CD

SALE PRICE

2023/0328

12/03/2015

SW U

I

11

100

GRANTOR:WRC COOK LLC

GRANTEE:WRC COOK RENTAL LLC

2023/0326

12/03/2015

SW U

I

11

100

GRANTOR:COOK MICHELE S REVOCA

GRANTEE:WRC COOK LLC

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W5 FCP=[YR=1993] W20 BAS=[YR=1993] N7 W57 S32 E25 UOP=[YR=2008] E7 N5 W7 S5\$ N5 E32 N20\$ S20 E20 N20\$ S20 E5 N20\$.