

PT NE1/4 OF SEC 30-2N-25E IN
OR 1511/286 BEING PARCEL "A"
(EX ESMT IN OR 416/132)

AMERICAN PROPERTIES OF JAX INC
9441 DERBY ACRES LANE
JACKSONVILLE, FL 32220

2023

30-2N-25-0000-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 70
Roof Cover	03	COMP SHNGL 30
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 60
Interior Floo	11	CLAY TILE 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	11	100
Frame	03	MASONRY 100
Common Wall	15	100
Story Height	10	100
RMS	7	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	QONE1190Level 03
DOR CODE	1920	PROF DAYCARE

MAP NUM	MKT AREA	07
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NEIGHBORHOOD/LOC	7002.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100	1,392	77,396
BAS	2,063	100	2,063	114,703
BAS	225	100	225	12,510
PT0	98	5	5	278
UOP	155	20	31	1,724
TOTALS	3,933		3,716	206,610

EXTRA FEATURES				
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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
2	0810	CONCRETE A	0	0	35	7			245.00	SF	6.50					
3	0810	CONCRETE A	0	0	20	5			100.00	SF	6.50					

LAND DESCRIPTION															
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
1	001920	C	PROF DAYCARE	0	0003		128.00	100.00	15,789.57	SF		1.00	1.00	1.00	2.50

REVIEW DATE	12/05/2019	BY	KK
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	04	3,716	80.5306	72.68	270,079	1950	1975	0	0	23.50	76.50
1 SINGLE FAM - 0% - 0											
Heated Area: 3680											
HX Base Yr											
617269 BRANDIES AV, CALLAHAN											
BLD DATE	12/05/2019	KK	LGL DATE								
XF DATE	12/05/2019	KK	LAND DATE	12/05/2019	KK						
INC DATE			AG DATE								

TOTAL OB/XF															
1,373															

TOTAL OB/XF															
1,373															

Total Acres:	0.00	Total Land Value:	39,474	Market:	0	Agricultural:	0	Common:	39,474
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		206,610	
TOTAL MARKET OB/XF VALUE		1,373	
TOTAL LAND VALUE - MARKET		39,474	
TOTAL MARKET VALUE		247,457	
SOH/AGL Deduction		33,757	
ASSESSED VALUE		213,700	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		213,700	
TOTAL JUST VALUE		247,457	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		213,074	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4217	REPAIR/RRF	0	10/02/2018
B3225	FIRE ALARM SYSTM	0	07/17/2008
B3083	REPAIR/RRF	15,000	07/02/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1511/0286	7/09/2007	WD	Q	I		225,000	
GRANTOR: CARTER ALAN F & JO AN							
GRANTEE: AMERICAN PROPERTIES							
0924/1614	3/20/2000	TD	U	I	09	65,000	
GRANTOR: WOOD MARSHALL E TRUST							
GRANTEE: CARTER ALAN F & JO							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1993] W6 PTO=[YR=2009] W7 N14 E7 S14\$ N14 W7 N2 W28 S25 UOP=[YR=1993] S2 W5 S13 E11 N15 W6 \$ E6 S15 BAS=[YR=1993] S64 E20 BAS=[YR=2010] E15 N15 W15 S15\$ N15 E15 N57 W6 S8 W29 \$ E29 N8 E6 N16 \$.															