

CICERO CHRISTOPHER TODD
12580 BRIANMEAD LANE
JACKSONVILLE, FL 32258

2023

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur0503AVERAGE 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Wall Interior Floo Interior Floo Air Condition Heating Type Bedrooms Bathrooms0305040703041.000010000100WOOD FRAME 100 1. 100 0 100NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC035000MKT AREA055001.00

AreaTypeTotal Gross AreaPct Of BaseTot Adj AreaSubarea Market ValueBAS1,3731001,373106,893FGR4845526620,709FOP20306467FOP5530161,245FOP16030483,737

TOTALS2,0921,709133,053

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10940SHEDS/POR0081080.00SF13.5013.5010019821982320216

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1005000CRURAL HOME000070.000.001.00AC1.001.001.0035,000.0035,000.0035,000

2005010ASVCE ACRGE00.000.001.00AC1.001.001.00500.00500.00500

3009910MMKT.VAL.AG00.000.001.00AC1.001.001.0035,000.0035,000.0035,000

REVIEW DATE08/04/2020BYKBA

Total Acres: 2.00Total Land Value: 35,500Market: 35,000Agricultural: 500Common: 35,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,709103.000092.96158,8691956198600016.2583.75

1 SINGLE FAM - 0% - 0Heated Area: 1373HX Base Yr

FGR1993

FOP1993

BAS1993

FOP1993

BLD DATEXF DATEINC DATELGL DATERLAND DATEAG DATE05/19/2023MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE133,053TOTAL MARKET OB/XF VALUE216TOTAL LAND VALUE - MARKET70,000TOTAL MARKET VALUE168,769SOH/AGL Deduction23,067ASSESSED VALUE145,702TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE145,702TOTAL JUST VALUE203,269NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE146,021

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

0744/158511/22/1995WDQI55,000

GRANTOR: SAULS JOHN DREW JRGRANTEE: CICERO CHRISTOPHER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FOP=[YR=1993] N4 W5 S4 E5\$ W29
FOP=[YR=1993] W10 FGR=[YR=1993] W22 S22 E22 N22\$ S16 E10
N16\$ S23 FOP=[YR=1993] S5 E11 N5 W11\$ E11 S5 E40 N28\$.