

LOT 14
IN OR 2344/830
R672743 & R672744

CARAGAN PROPERTIES LLC
216-B MCCARGO ST N
JACKSONVILLE, FL 32220

2023

33-1N-24-2051-0014-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6																								
Exterior Wall	30	VINYL 100	0800	02	1,727	122.0000	85.40	147,486	1996	1996	0	0	0	60.00	40.00	VALUATION SUMMARY																							
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 0% - 0													Heated Area: 1713 HX Base Yr																							
Roof Cover	12	MODULAR MT 100														VALUATION BY										STANDARD													
Interior Wall	04	PLYWOOD 100														Tax Group: 6										Tax Dist:													
Interior Floo	13	LVT/LAMMT 100														BUILDING MARKET VALUE										92,479													
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										11,431													
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										45,900													
Bedrooms	3	100														TOTAL MARKET VALUE										149,810													
Bathrooms	2	100														SOH/AGL Deduction										12,704													
Frame	02	WOOD FRAME 100														ASSESSED VALUE										137,106													
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										0													
Units	0	100														BASE TAXABLE VALUE										137,106													
Quality		03	Quality Level 03														TOTAL JUST VALUE										149,810												
DOR CODE		0200		MOBILE HOME														NCON VALUE										0											
MAP NUM				MKT AREA		08														INCOME VALUE																			
NEIGHBORHOOD/LOC		8001.00														PREVIOUS YEAR MKT VALUE										124,642													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,713	100	1,713	58,516																																			
PTO	279	5	14	478																																			
TOTALS		1,992	1,727	58,994																																			
EXTRA FEATURES					12579 US HWY 301, BRYCEVILLE																																		
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	1996	1996	3	80	2,800																							
2	0812	CONCRETE C	0	0	0	0	2,877.00	SF	4.00	4.00	100	1997	1997	3	75	8,631																							
LAND DESCRIPTION																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000102	C	SFR/MH	0	0004	OR	0.00	0.00	1.53	AC		1.00	1.00	1.00	30,000.00	30,000.00	45,900																						
REVIEW DATE 04/30/2019 BY TWA Total Acres: 1.53 Total Land Value: 45,900 Market: 0 Agricultural: 0 Common: 45,900 PRINTED 08/02/2023 BY SYS																																							

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