PT GOVT LOT 3 OF SEC 35-3N-25E
IN OR 2216/1316

COOPER JIMMIE DOYAL III
38 MAGNOLIA AVENUE
JACKSONVILLE, FL 32218

2023

35-3N-25-0000-0002-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

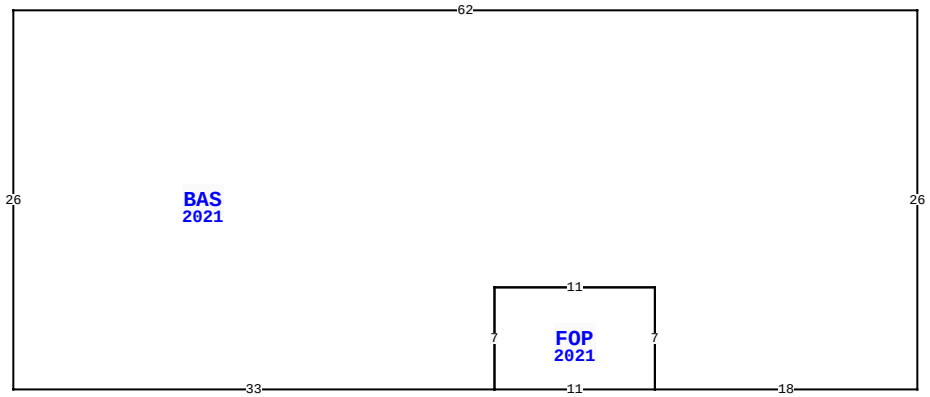
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,535	100	1,535	124,186
FOP	77	30	23	1,861
TOTALS	1,612		1,558	126,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	1,558	116.7390	81.72	127,320	2021	2021	0	0	0	1.00	99.00

1 M/H 94+ – 0% - 0 Heated Area: 1535 HX Base Yr



EQUESTRIAN WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	126,047
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	206,047
SOH/AGL Deduction	46,514
ASSESSED VALUE	159,533
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,533
TOTAL JUST VALUE	206,047
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005570	CO ISSUED	0	01/28/2021
20005570	MH MOVE-ON	0	06/26/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2311/0856	10/10/2019	QC	U	V	11	100
GRANTOR: RYALS RACHEL COOPER						
GRANTEE: COOPER JIMMIE DOYAL						
2216/1316	8/06/2018	QC	U	V	11	100
GRANTOR: RYALS RACHEL COOPER						
GRANTEE: COOPER JIMMIE DOYAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W62 S26 E33 FOP=[YR=2021] E11 N7 W11 S7$ N7 E11 S7 E18 N26$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							

REVIEW DATE 11/18/2020 BY KB Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS