PT FRAC NW1/4 PAR 2
IN OR 1867/1885

DUVAL ASPHALT PRODUCTS INC
7544 PHILLIPS HWY
JACKSONVILLE, FL 32256

2023

35-4N-26-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	20,422
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	50,422
SOH/AGL Deduction	5,419
ASSESSED VALUE	45,003
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,003
TOTAL JUST VALUE	50,422
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6390	REMODEL	10,000	04/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1867/1885	7/12/2013	SW	Q	I	02	48,000
GRANTOR: TJB PROPERTIES LLC						
GRANTEE: DUVAL ASPHALT PRODU						
1770/0951	12/27/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: TJB PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1962	1962	3	100	6,000	
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1962	1962	3	100	6,000	
6	0424	CL FNC 6'	0	0	0	0	424.00	LF	20.00	20.00	100	2013	2013	3	87	7,378	
7	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2013	2013	3	87	1,044	

LAND DESCRIPTION

TOTAL OB/XF 20,422

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001001	C	V CM/XFOBT	0	0004	CHT	0.00	0.00	3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000							

REVIEW DATE 09/01/2022 BY KBA Total Acres: 3.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS