

PT WILLIAM GIBSON GRANT
SEC 37-1N-25E IN OR 2652/956
BEING PARCEL 2

ANAVAH FARMS LLC
3955 RIVERSIDE AVE
JACKSONVILLE, FL 32205

2023

37-1N-25-0000-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,555	100	2,555	185,281
FOP	32	30	10	725
FOP	95	30	28	2,031
FOP	112	30	34	2,465
UDC	736	25	184	13,343
UEP	525	60	315	22,843

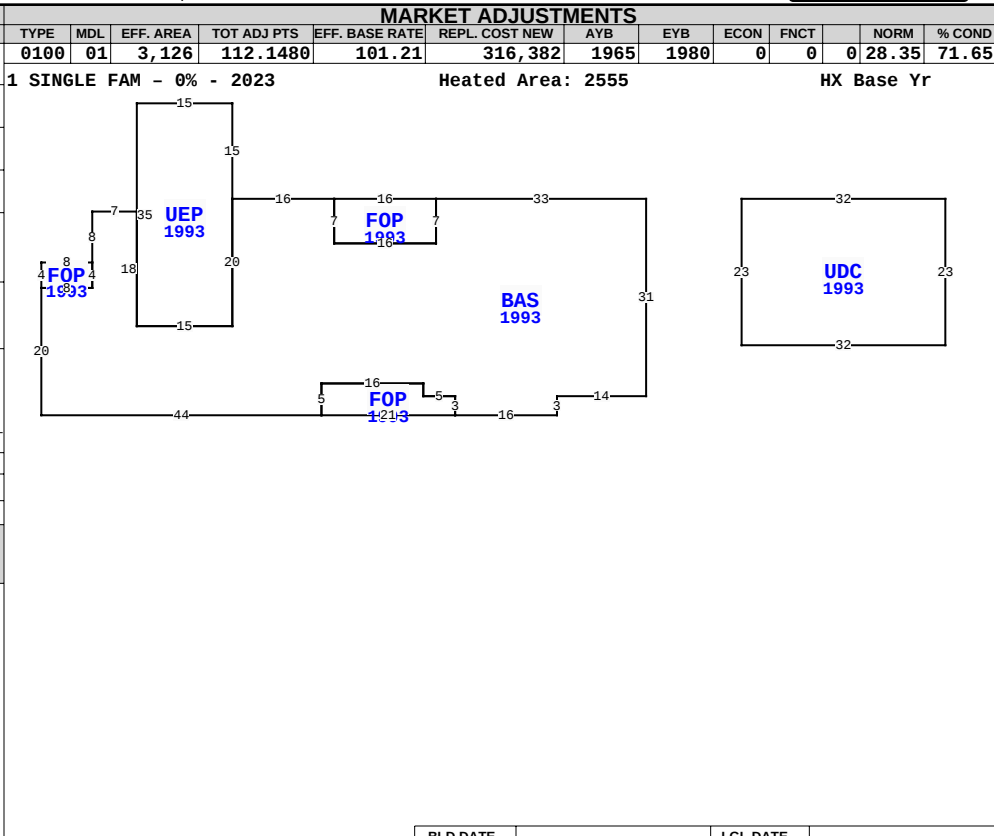
TOTALS	4,055		3,126	226,688
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EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	67	4	268.00	SF	6.50	6.50	100	1965	1965	3	20	348	
2	0680	POLE SHED	0	0	100	90	9,000.00	SF	5.00	5.00	100	1970	1970	3	20	9,000	
3	0861	POOL GUNIT	0	0	15	28	420.00	SF	68.00	68.00	100	1969	1969	3	20	5,712	
4	0850	PEBBLE WLK	0	0	50	2	100.00	SF	3.50	3.50	100	1969	1969	3	21	74	
5	0811	CONCRETE B	0	0	0	0	891.00	SF	5.20	5.20	100	1969	1969	3	21	973	
6	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	1993	1993	3	20	720	
7	0940	SHEDS/PORT	0	0	16	12	192.00	SF	19.50	19.50	100	1993	1993	3	20	749	
8	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	
9	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	

LAND DESCRIPTION			TOTAL OB/XF 29,576														
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	ADJ UNIT PRICE	LAND VALUE
1	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000
2	005902	A	HARDWOOD SI	0			0.00	0.00	75.00	AC		1.00	1.00	1.00	175.00	175.00	13,125
3	006000	A	PAST1/HAY	0			0.00	0.00	22.30	AC		1.00	1.00	1.00	440.00	440.00	9,812
4	005600	A	TIMBER 3 SI	0			0.00	0.00	111.70	AC		1.00	1.00	1.00	410.00	410.00	45,797
5	009910	M	MKT. VAL. AG	0			0.00	0.00	209.00	AC		1.00	1.00	1.00	2,200.00	2,200.00	459,800

REVIEW DATE	05/06/2021	BY	KBA
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54358 ROY BOOTH RD, CALLAHAN

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

TOTAL OB/XF 29,576																
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	ADJ UNIT PRICE
1	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00
2	005902	A	HARDWOOD SI	0			0.00	0.00	75.00	AC		1.00	1.00	1.00	175.00	175.00
3	006000	A	PAST1/HAY	0			0.00	0.00	22.30	AC		1.00	1.00	1.00	440.00	440.00
4	005600	A	TIMBER 3 SI	0			0.00	0.00	111.70	AC		1.00	1.00	1.00	410.00	410.00
5	009910	M	MKT. VAL. AG	0			0.00	0.00	209.00	AC		1.00	1.00	1.00	2,200.00	2,200.00

Total Acres: 211.00	Total Land Value: 138,734	Market: 571,500	Agricultural: 68,734
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NASSAU COUNTY PROPERTY										PAGE 1 of 2	6
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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		341,596
TOTAL MARKET OB/XF VALUE		29,576
TOTAL LAND VALUE - MARKET		641,500
TOTAL MARKET VALUE		509,906
SOH/AGL Deduction		0
ASSESSED VALUE		509,906
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		509,906
TOTAL JUST VALUE		1,012,672
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3873	MH MOVE-ON	0	07/01/2002
MH0000	MH MOVE-ON	0	04/01/2002
B9663	FOUNDATION	2,500	04/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2652/956	6/26/2023	WD	Q	I	01	1,600,000	
GRANTOR: ANAVAH FARMS LLC							
GRANTEE: ANAVAH FARMS LLC							
2356/0978	4/20/2020	FJ	U	I	11	0	
GRANTOR: TAYLOR KARI L S EST							
GRANTEE: TAYLOR LUKE M							

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=1993] W33 FOP=[YR=1993] W16 S7 E16 N7 \$ S7 W16 N7 W16 UEP=[YR=1993] N15 W15 S35 E15 N20 \$ S20 W15 N18 W7 S8 FOP=[YR=1993] W8 S4 E8 N4 \$ S4 W8 S20 E44 FOP=[YR=1993] E21 N3 W5 N2 W16 S5 \$ N5 E16 S2 E5 S3 E16 N3 E14 N31 \$ PTR= E15 UDC=[YR=1993] E32 S23 W32 N23 \$ W15 \$.																

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