

LOT 27
IN OR 2590/1157
NASSAU VILLAGE 1 UNR

CHANCEY INVESTMENTS LLC
501 WEST BAY STREET
JACKSONVILLE, FL 32202

2023

37-1N-25-299A-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,425	100	1,425	82,542
UDG	572	55	315	18,246

TOTALS	1,997	1,740	100,788
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0	0	0	1,557.00	SF	2.60	
2	0940	SHEDS/PORT	0	0	10	200.00	SF	20.10	
5	0751	UOP	0	0	0	96.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0005	RM	125.00	350.00	1.00

REVIEW DATE	05/31/2018	BY	KBX
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	
0100	01	1,740	106.9700	96.54	167,980	1977	1980	0	0	60	21.00	60.00	
1 SINGLE FAM - 0% - 2023													
Heated Area: 1425													
HX Base Yr													

54637 VONTZ CIR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF													
2,698													

Total Acres: 0.00	Total Land Value: 45,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			100,788
TOTAL MARKET OB/XF VALUE			2,698
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			148,486
SOH/AGL Deduction			0
ASSESSED VALUE			148,486
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			148,486
TOTAL JUST VALUE			148,486
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			173,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2301369	REMODEL	4,500	01/31/2023
R2301364	REPAIR/RRF	5,800	01/31/2023
5687	GARAGE	10,158	04/28/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2590/1157	9/06/2022	WD	Q	I	01	170,000
GRANTOR: HICKS CYNTHIA						
GRANTEE: CHANCEY INVESTMENTS						
2590/1154	9/07/2022	QC	U	I	11	100
GRANTOR: LEWIS ERIC & KIMBERLY						
GRANTEE: HICKS CYNTHIA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W37 N2 W7 S2 W13 S25 E23 N2 E7 S2 E27 N25\$ PTR=E15 UDG=[YR=1993] E26 S22 W26 N22\$ W15\$.									