

PT OF BELLAMY GRANT
SEC 37-2N-24E IN OR 2520/1219
BEING PARCEL 2 & 1ST LEGAL

RPC NASSAU 108 LLC
1878 AVONDALE CIR
JACKSONVILLE, FL 32205

2023

37-2N-24-0000-0001-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 90		
Exterior Wall	19	COMMON BRK 10		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	04	PLYWOOD 50		
Interior Wall	05	DRYWALL 50		
Interior Floor	14	CARPET 100		
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	01	Quality Level 01		
DOR CODE	5000	IMPROVED AG		
MAP NUM		MKT AREA		08
NEIGHBORHOOD/LOC	8001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,659	100	2,659	223,857
BAS	320	100	320	26,940
FGR	440	55	242	20,373
TOTALS	3,419		3,221	271,171

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,221	85.8636	101.96	328,413	1956	1986		0	0	17.43	82.57	
1 SNGL FAM - 0% - 0 Heated Area: 2979 HX Base Yr													
615919 RIVER RD, CALLAHAN													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
06/13/2023 MLU													

NASSAU COUNTY PROPERTY					PAGE 1 of 2		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				358,743			
TOTAL MARKET OB/XF VALUE				52,667			
TOTAL LAND VALUE - MARKET				289,500			
TOTAL MARKET VALUE				489,575			
SOH/AGL Deduction				90,323			
ASSESSED VALUE				399,252			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				399,252			
TOTAL JUST VALUE				700,910			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				346,443			

EXTRA FEATURES										615919 RIVER RD, CALLAHAN			INC DATE		AG DATE														
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	BUILDING DIMENSIONS FGR=[YR=1993] W22 BAS=[YR=1993] N2 W18 N18 W31 S14 W15 N14 BAS=[YR=2003] N20 W16 S20 E16 \$ W16 S44 E19 N6 E8 N1 E5 S1 E3 S2 E11 N2 E19 S2 E11 N2 E4 N18 \$ S20 E22 N20 \$.										
1	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	3,430													
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715													
5	0681	POLE SHED	0	0	31	24	744.00	SF	15.00	15.00	100	1980	1980	3	20	2,232													
7	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1990	1990	3	20	600													
8	0510	GARAGE WD-	0	0	30	17	510.00	SF	26.95	26.95	100	1980	1980	3	20	2,749													
9	0681	POLE SHED	0	0	17	10	170.00	SF	15.00	15.00	100	1980	1980	3	20	510													
10	0681	POLE SHED	0	0	40	20	800.00	SF	15.00	15.00	100	1990	1990	3	20	2,400													
11	0510	GARAGE WD-	0	0	60	40	2,400.00	SF	35.00	35.00	100	1999	1999	3	28	23,520													
12	0812	CONCRETE C	0	0	0	0	4,782.00	SF	4.00	4.00	100	1999	1999	3	79	15,111													
13	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1950	1950	3	20	400													
LAND DESCRIPTION										TOTAL OB/XF										52,667									
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	005000	C	RURAL HOME		0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000											
2	006000	A	PAST1/HAY		0			0.00	0.00	26.00	AC		1.00	1.00	1.00	440.00	440.00	11,440											
3	005600	A	TIMBER 3 SI		0			0.00	0.00	10.00	AC		1.00	1.00	1.00	410.00	410.00	4,100											
4	005902	A	HARDWOOD SI		0			0.00	0.00	15.00	AC		1.00	1.00	1.00	175.00	175.00	2,625											
5	009910	M	MKT.VAL.AG		0			0.00	0.00	51.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	229,500											
6	005000	C	RURAL HOME		0	0004		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000											
REVIEW DATE		04/07/2020		BY		TWA		Total Acres: 53.00			Total Land Value: 78,165			Market: 229,500			Agricultural: 18,165			Common: 60,000			PRINTED 08/02/2023 BY SYS						

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[illegible]