

KHAN ABDUL & SURAIYA LIV TRUST/KHAN ABDUL TRUSTEE
14356 MANDARIN ROAD
JACKSONVILLE, FL 32223

37-3N-28-0740-0276-0000

BUILDING CHARACTERISTICS

CNSTRUCTION

ELEMENT CD

AVERAGE 80 STONE 20 GABLE/HIP 100 COMP SHNGL 100 DRYWALL 100 CARPET 70 SHT VINYL 30 CENTRAL 100 AIR DUCTED 100 4 100 2.5 100 WOOD FRAME 100 1. 1. 100 0 100 NONE 100

Quality Level 05 SINGLE FAMILY MKT AREA 04 NEIGHBORHOOD/LOC 4038.00

TOTALS 2,491 2,197 216,866

MARKET ADJUSTMENTS

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

0100 01 2,197 119.0112 107.41 235,980 2005 2005 0 0 8.10 91.90

SINGLE FAM - 0% - 0 Heated Area: 1921 HX Base Yr

FOP 2005 BAS 2005 FGR 2005

BLD DATE XF DATE INC DATE LGL DATE LAND 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

1 0811 CONCRETE B 0 0 0 0 974.00 SF 5.20 5.20 100 2005 2005 3 87 4,406

LAND DESCRIPTION TOTAL OB/XF 4,406

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 000134 C SFR POND 0 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 55,000.00 55,000.00 55,000

REVIEW DATE 07/30/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS

NASSAU COUNTY PROPERTY VALUATION SUMMARY

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VALUATION BY STANDARD Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 216,866 TOTAL MARKET OB/XF VALUE 4,406 TOTAL LAND VALUE - MARKET 55,000 TOTAL MARKET VALUE 276,272 SOH/AGL Deduction 48,902 ASSESSED VALUE 227,370 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 227,370 TOTAL JUST VALUE 276,272 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 238,339

PERMIT NUM DESCRIPTION AMT ISSUED

B1800334 H/AC 0 01/01/2018 M0509892 H/AC 0 06/01/2005 E0515137 ELEC OTHER 2,000 06/01/2005 P09311 OTHER 0 04/01/2005 B14600 NEW CONSTR 140,549 02/01/2005 R07254 REPAIR/RRF 5,000 02/01/2005

SALES DATA OFF RECORD Number DATE TYPE INST Q I V I RSN CD SALE PRICE

2269/1166 12/19/2018 WD U I 11 100 GRANTOR: KHAN ABDUL & SURAIYA GRANTEE: KHAN ABDUL & SURAIY 1338/0590 8/02/2005 WD Q I 155,500 GRANTOR: YOUNG AMERICAN HOMES GRANTEE: KHAN ADBUL & SURAIY BUILDING NOTES BUILDING DIMENSIONS BAS=[YR=2005] W14FOP=[YR=2005] W14S5 D3 R3 E11N8\$\$S8W11 L3 U3 N5W12S64E12 N10FOP=[YR=2005] E7N6W7S6\$N6E7 FGR=[YR=2005] S16E21N20W21S4\$N4E21 N44\$. REVIEW DATE 07/30/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS