

N1/2 OF LOTS 11 12 & 13
IN OR 2054/1968
R433772 R433766 &

MELISSA ACRES LLC
1720 MURFIELD DR
GREEN COVE SPRINGS, FL 32043

2023

42-2N-27-4540-0011-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	13,545
TOTALS	784		784	13,545

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	1242	WD DECK A	0	0	4	10	40.00	SF	10.00	10.00	100
3	1242	WD DECK A	0	0	6	8	48.00	SF	10.00	10.00	100
4	2810	MH SPACE	0	0	0	0	7.00	SF	2,400.00	2,400.00	100
5	0803	ASPHALT C	0	0	253	11	2,783.00	SF	2.00	2.00	100
6	1243	WD DECK F	0	0	10	8	80.00	SF	8.00	8.00	100
7	1242	WD DECK A	0	0	4	6	24.00	SF	10.00	10.00	100
8	1242	WD DECK A	0	0	6	8	48.00	SF	10.00	10.00	100
9	1242	WD DECK A	0	0	4	6	24.00	SF	10.00	10.00	100
10	1242	WD DECK A	0	0	4	6	24.00	SF	10.00	10.00	100
11	1243	WD DECK F	0	0	6	8	48.00	SF	8.00	8.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002800	C	PARKNG LOT	0		OR	0.00	0.00	6.44	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	784	88.6000	57.59	45,151	1981	1981	0	0	70.00	30.00
2 M/H 93- - 0% - 0											
Heated Area: 784 HX Base Yr											
BAS 1993											

BLD DATE	06/16/2021	KK	LGL DATE	
XF DATE	06/16/2021	KK	LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
20,204											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 6
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		82,521	
TOTAL MARKET OB/XF VALUE		20,204	
TOTAL LAND VALUE - MARKET		412,160	
TOTAL MARKET VALUE		514,885	
SOH/AGL Deduction		219,329	
ASSESSED VALUE		295,556	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		295,556	
TOTAL JUST VALUE		514,885	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		389,285	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145530	CO ISSUED	0	04/07/2014
MH145530	MH MOVE-ON	0	01/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2054/1968	6/24/2016	WD U	I	37	185,000
GRANTOR: DAROUJ LUTHER					
GRANTEE: MELISSA ACRES LLC					
1891/1871	11/22/2013	WD U	I	37	170,000
GRANTOR: CLAXTON KENNETH EUGEN					
GRANTEE: DAROUJ LUTHER					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W56 S14 E56 N14 \$.											

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