PT OF LOT 24
IN OR 2131/1526
THIGPEN SURVEY DBK 39/356

CINTRON EDDIE
3857 WINTERBERRY RD E
JACKSONVILLE, FL 32210

2023

42-3N-28-5080-0024-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

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

96749 BLACKROCK RD, YULEE

BLD DATE	08/11/2008	RK	LGL DATE	06/20/2023 MLU
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	133,000
TOTAL MARKET VALUE	145,000
SOH/AGL Deduction	50,931
ASSESSED VALUE	94,069
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,069
TOTAL JUST VALUE	145,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO230005820			05/05/2023
C4964	CO ISSUED	0	06/01/2007
MH4964	MH MOVE-ON	0	06/01/2007
P12514	NEW CONSTR	0	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2131/1526	7/06/2017	QC	U	I	11	100
GRANTOR: CINTRON ELSA						
GRANTEE: CINTRON EDDIE						
1749/1418	4/29/2011	QC	U	I	11	100
GRANTOR: CINTRON EDDIE						
GRANTEE: CINTRON ELSA & EDDI						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	0		OR	0.00	0.00	2.00	AC		1.00	1.00	0.80	80,000.00	64,000.00	128,000							
2	009600	C	WASTELAND	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,000							

REVIEW DATE 03/14/2022 BY KWA Total Acres: 4.00 Total Land Value: 133,000 Market: 0 Agricultural: 0 Common: 133,000 PRINTED 08/02/2023 BY SYS