IN OR 2407/626

ROBERSON CHARLES
14906 REEF DRIVE W
JACKSONVILLE, FL 32216

2023

45-3N-28-0000-0003-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

OPAL AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,050
TOTAL MARKET VALUE	85,050
SOH/AGL Deduction	20,255
ASSESSED VALUE	64,795
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,795
TOTAL JUST VALUE	85,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2407/0626	11/10/2020	WD	Q	V	01	65,000
GRANTOR: CASTANZA DARLENE						
GRANTEE: ROBERSON CHARLES						
2323/1004	12/03/2019	QC	U	V	11	100
GRANTOR: JENKINS JAN						
GRANTEE: CASTANZA DARLENE						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000116	C	SFR MARSH	0		RS-1	150.00	200.00	0.70	AC		1.00	1.00	0.90	135,000.00	121,500.00	85,050							

REVIEW DATE 02/08/2021 BY KW Total Acres: 0.70 Total Land Value: 85,050 Market: 0 Agricultural: 0 Common: 85,050 PRINTED 08/02/2023 BY SYS