PT OF LOT 2
IN OR 1193/1929
SUB SEC 49 PB 2/15

MASSIS KANAAN K & NARIMAN/
3902 COVE ST JOHN
JACKSONVILLE, FL 32277

2023

49-2N-25-4100-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		19 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		14 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	00	QUALITY Level 02
Occupancy	00	OCCUPANCY 100

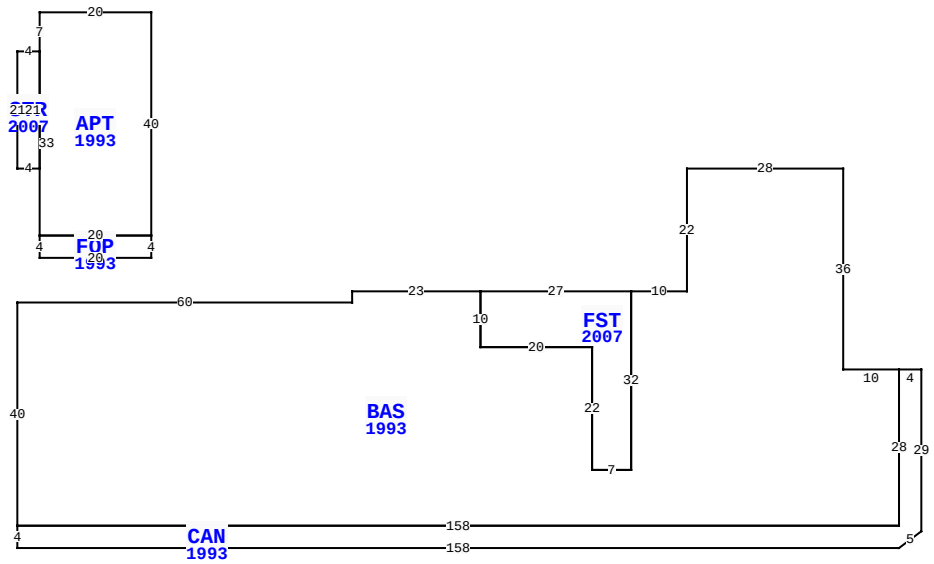
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	800	100	800	27,588
BAS	6,568	100	6,568	226,501
CAN	754	30	226	7,794
FOP	80	30	24	828
FST	424	50	212	7,311
STR	84	10	8	276
TOTALS	8,710		7,838	270,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1602	04	7,838	89.7750	98.53	772,278	1955	1955	0	0	15	50.00	35.00

1 NBHD SHOP - 0% - 0 Heated Area: 7368 HX Base Yr



542101 US HWY 1, CALLAHAN

BLD DATE	10/02/2020	KK	LGL DATE	
XF DATE	10/02/2020	KK	LAND DATE	10/02/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	312,051
SOH/AGL Deduction	0
ASSESSED VALUE	312,051
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	312,051
TOTAL JUST VALUE	312,051
NCON VALUE	0
INCOME VALUE	312,051
PREVIOUS YEAR MKT VALUE	312,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2607	REMODEL	1,200	05/08/2003
2409	SIGNS	600	11/06/2001
2389	REPAIR/RRF	16,500	09/01/2001
2354	REPAIR/RRF	3,900	03/01/2001
2274	REMODEL	2,000	07/07/2000
2210	SIGN	300	07/07/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1193/1929	12/08/2003	WD	Q	I		300,000
GRANTOR: SMITH ROLAND D & KATH						
GRANTEE: MASSIS KANAAN & NAR						
0977/0458	3/22/2001	WD	U	I	06	129,000
GRANTOR: BEATY JOHN R & SHEILA						
GRANTEE: SMITH ROLAND D & KA						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W4BAS=[YR=1993] W10N36W28S22 W10FST=[YR=2007] W27S10E20S22E7N32$ S32W7N22W20N10W23S2W60S40E158 N28$S28W158S4E158 R4 U3 N29$ PTR=W138 N20 FOP=[YR=1993] N4 APT=[YR=1993] N40W20S7STR=[YR=2007] W4S21 E4N21$S33E20$W20S4E20$ S20E138 $.

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
2	0803	ASPHALT C	0	0	0	0	7,306.00	SF	1.40	1.40	100	1990	1990	3	50	5,114	
3	0810	CONCRETE A	0	0	0	0	312.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,004	
4	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	1990	1990	3	20	80	
6	4950	BOLLARD	0	0	0	0	11.00	UT	100.00	100.00	100	1990	1990	3	100	1,100	
7	0461	IRON FENCE	0	0	16	0	64.00	SF	8.50	8.50	100	1990	1990	3	70	381	
8	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2005	2005	3	69	621	

LAND DESCRIPTION

TOTAL OB/XF 8,300

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	001610	C	SH CTR NHD	0		CG	0.00	0.00	33,367.00	SF		1.00	1.00	1.00	7.00	7.00	233,569							

REVIEW DATE 10/02/2020 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS