PT UNNUMBERED 32 ACRE TRACT OF
PBK 1/1 & PT OF GOVT LOT 2 OF
SEC 56-3N-28E & PT OF SE1/4 OF

HAKIMIAN BENJAMIN S & VICTORIA PAIGE H
7052 SAN FERNANDO PLACE
JACKSONVILLE, FL 32217

2023

50-3N-28-5280-0001-005A

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

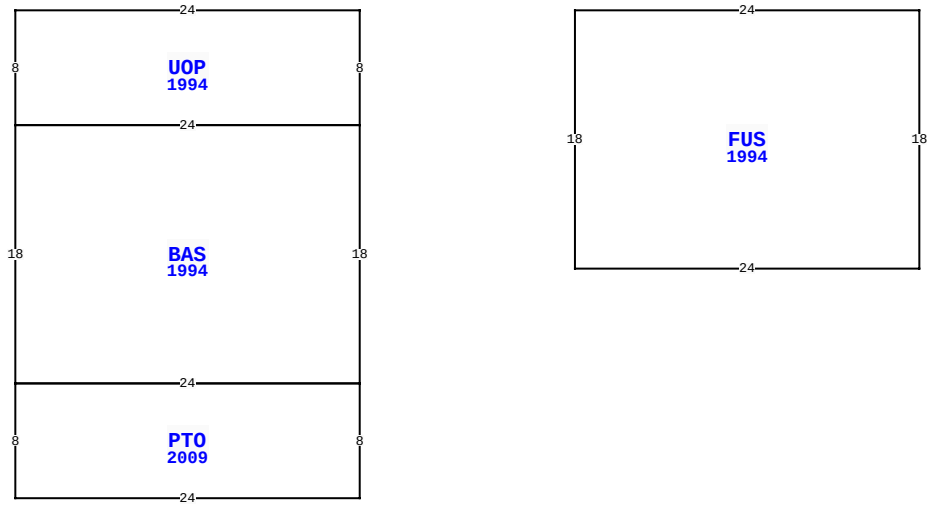
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100	432	36,937
FUS	432	100	432	36,937
PTO	192	5	10	855
UOP	192	20	38	3,249
TOTALS	1,248		912	77,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	912	116.2458	104.91	95,678	1980	1985	0	0	0	18.50	81.50

1 SINGLE FAM – 0% - 0 Heated Area: 864 HX Base Yr



96314 GLENWOOD RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/21/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	77,978
TOTAL MARKET OB/XF VALUE	15,152
TOTAL LAND VALUE - MARKET	904,101
TOTAL MARKET VALUE	997,231
SOH/AGL Deduction	0
ASSESSED VALUE	997,231
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	997,231
TOTAL JUST VALUE	997,231
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,034,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25376	DEMOLITION	11,245	12/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1764/0945	2/05/2010	WD	U	I	30	100
GRANTOR: HOSHALL CLARK V JR						
GRANTEE: HAKIMIAN BENJAMIN S						
1354/1968	9/30/2005	WD	U	V	06	100
GRANTOR: MCRAE WILLIAM III						
GRANTEE: HOSHELL CLARK V JR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1994] W24 S8 BAS=[YR=1994] S18 PTO=[YR=2009] S8 E24 N8 W24$ E24 N18 W24$ E24 N8$ PTR=E15 FUS=[YR=1994] E24 S18 W24 N18$ W15$.

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	0510	GARAGE WD-	0	0	24	28	672.00	SF	23.45	23.45	100	1983	1983	3	20	3,152	
6	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
7	0936	SEPTC TANK	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 15,152

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	0008	RS-1	0.00	0.00	13.28	AC		1.00	1.00	0.85	80,000.00	68,000.00	903,040							
2	009620	C	MARSH	0			0.00	0.00	10.61	AC		1.00	1.00	1.00	100.00	100.00	1,061							

REVIEW DATE 01/24/2022 BY KWA Total Acres: 23.89 Total Land Value: 904,101 Market: 0 Agricultural: 0 Common: 904,101 PRINTED 08/02/2023 BY SYS