

LOTS 1 & 3 THRU 6
IN OR 1619/1393
BRANDIES 2ND ADD TO CALLAHAN

JOSEPH WILLIAM G
3930 VILLA SAN JOSE DRIVE
JACKSONVILLE, FL 32217-4627

2023

51-2N-25-4190-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 80
Interior Wall	05	DRYWALL 20
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	2	100
Frame	03	MASONRY 100
Story Height		9 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	1410	CONVENIENCE STORES
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,580	100	1,580	77,898
BAS	380	100	380	18,735
TOTALS	1,960		1,960	96,633

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0803	ASPHALT C	0	0	0	5,913.00	SF	2.00	2.00	100	1970	1970	3
2	0430	CL FNC 6B	0	0	0	89.00	LF	9.70	9.70	100	1998	1998	3
3	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00	100	1998	1998	3
4	0465	FNC GT 15'	0	0	0	1.00	UT	450.00	450.00	100	1998	1998	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	001410	C	CONV STORE	0	0004	CI	100.00	135.00	91,684.12	SF		1.00	1.00

REVIEW DATE 10/02/2020 BY KK

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1402	04	1,960	73.1203	79.52	155,859	1966	1990		0	0	38.00	62.00	
1 CONVESTORE - 0% - 0													
Heated Area: 1960 HX Base Yr													
542616 US HWY 1, CALLAHAN													
BLD DATE 10/02/2020 KK LGL DATE 10/02/2020 KK													
XF DATE 10/02/2020 KK LAND DATE 10/02/2020 KK													
INC DATE AG DATE													

TOTAL OB/XF													
6,687													

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6,687													

Total Acres: 0.00 Total Land Value: 311,726 Market: 0 Agricultural: 0 Common: 311,726

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 6	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		96,633	
TOTAL MARKET OB/XF VALUE		6,687	
TOTAL LAND VALUE - MARKET		311,726	
TOTAL MARKET VALUE		415,046	
SOH/AGL Deduction		207,947	
ASSESSED VALUE		207,099	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		207,099	
TOTAL JUST VALUE		415,046	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		385,072	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22482	CO ISSUED	0	07/16/2009
M14672	MECH OTHER	0	07/01/2009
B22482	REMODEL	7,000	05/01/2009
E995733	REMODEL	200	01/03/1999
Z980955	OTHER	0	02/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1619/1393	2/03/2009	WD U	I	I	30	100	
GRANTOR: JBW PROPERTIES LLC							
GRANTEE: JOSEPH WILLIAM G							
1597/0712	12/15/2008	WD Q	I	I		215,000	
GRANTOR: HARDWICK JAMES O							
GRANTEE: JBW PROPERTIES LLC							

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS=[YR=2010] W10 BAS=[YR=1993] W39 S40 E49 N2 W10 N38\$ S38 E10 N38\$.							

TOTAL OB/XF													
6,687													

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