

PT JOHN LOW GRANT PAR  
 IN OR 2560/66 ESMT'S  
 OR 1465/487 & OR 1890/573 &

GOODWILL INDUSTRIES OF NORTH FLORIDA INC/  
 4527 LENOX AVE  
 JACKSONVILLE, FL 32205

2023

51-3N-27-0000-0030-0050



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	60
Exterior Wall	16	WD FR STUC	40
Roof Structure	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	80
Interior Wall	04	PLYWOOD	20
Interior Floor	14	CARPET	90
Interior Floor	12	HARDWOOD	10
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		20	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		24	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Quality	08	Quality Level	03
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
1	NBHD SHOP	- 0%	- 2023										Heated Area: 7000 HX Base Yr	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	474,446		
TOTAL MARKET OB/XF VALUE	18,982		
TOTAL LAND VALUE - MARKET	320,175		
TOTAL MARKET VALUE	813,603		
SOH/AGL Deduction	0		
ASSESSED VALUE	813,603		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	813,603		
TOTAL JUST VALUE	813,603		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	687,513		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100	750	49,067
BAS	750	100	750	49,067
BAS	750	100	750	49,067
BAS	750	100	750	49,067
BAS	1,000	100	1,000	65,423
BAS	1,500	100	1,500	98,134
BAS	1,500	100	1,500	98,134
CAN	840	30	252	16,487
<b>TOTALS</b>	<b>7,840</b>		<b>7,252</b>	<b>474,446</b>

BLD DATE	XF DATE	INC DATE	YR	Q	% COND	OB/XF MKT VALUE	NOTES
01/26/2018	01/26/2018		1985	3	49.5	18,501	
			1992	3	74	481	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000240	DEMOLITION	30,000	01/10/2023
17011313	REPAIR/RRF	3,000	12/19/2017
E1427452	FIRST SOURCE GAS	0	03/01/2014
B22334	OTHER	2,500	03/01/2009
C19157	CO ISSUED	0	02/28/2008
C21052	CO ISSUED	800	02/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2560/0066	4/29/2022	WD Q	Q	I	01	985,000
GRANTOR: GOLDEN AGE PROPERTIES						
GRANTEE: GOODWILL INDUSTRIES						
1376/0200	12/22/2005	WD Q	Q	I		800,000
GRANTOR: ST JOHNS MORTGAGE MGM						
GRANTEE: GOLDEN AGE PROPERTI						

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	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	0	9,344.00	SF	4.00	4.00	100	1985	1985	3	49.5	18,501	
3	0402	CONC BUMPE	0	0	0	26.00	UT	25.00	25.00	100	1992	1992	3	74	481	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W15 BAS=[YR=1993] W15 BAS=[YR=1993] W15													
BAS=[YR=1993] W15 BAS=[YR=1993] W30 BAS=[YR=1993] W30													
BAS=[YR=1993] W20 S50 CAN=[YR=1993] S6 E140 N6 W140\$ E20													
N50\$ S50 E30 N50\$ S50 E30 N50\$ S50 E15 N50\$ S50 E15 N50\$ S50													
E15 N50\$ S50 E15 N50\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	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	0004	CG	215.00	203.00	42,690.00	SF		1.00	1.00	1.00	7.50	7.50	320,175							