

BLOCK 2 LOT 12
IN OR 1644/106
AMERICAN BEACH 3 UNIT 1

NELSON TONY D & JANICE R FAMILY TRUST/NELSON TONY
4022 MUIRFIELD COURT
JACKSONVILLE, FL 32225

2024

00-00-30-010C-0002-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3038.00
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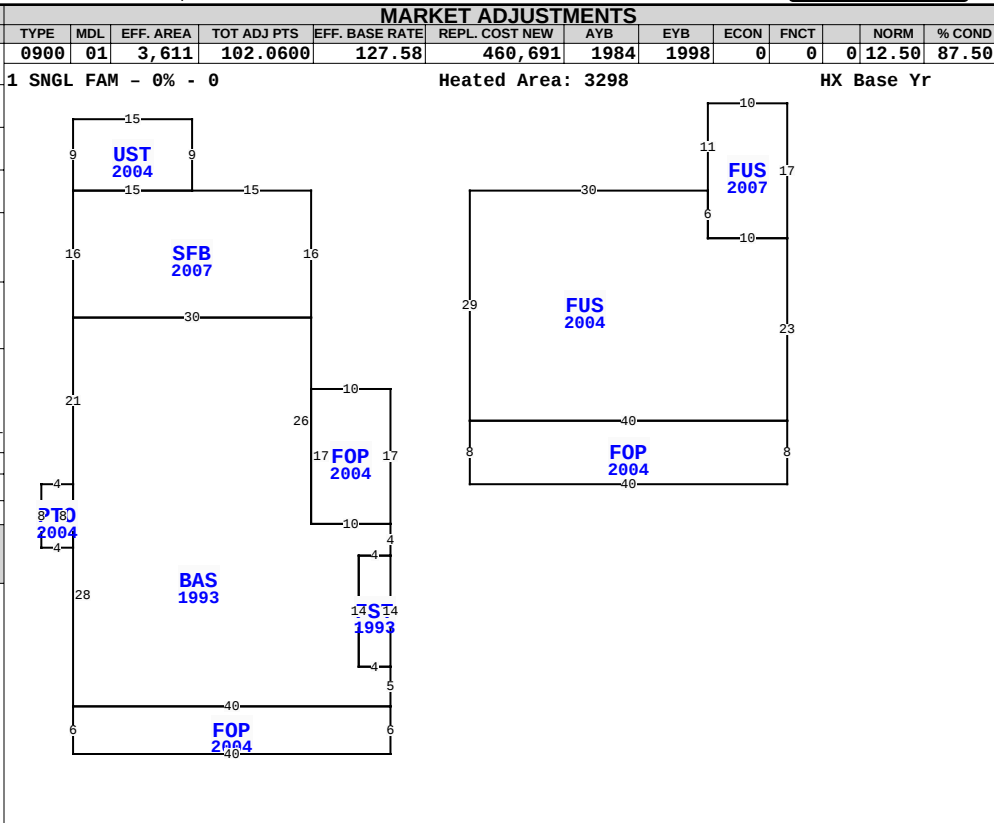
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,644	100	1,644	183,524
FOP	170	30	51	5,694
FOP	240	30	72	8,038
FOP	320	30	96	10,717
FST	56	55	31	3,461
FUS	1,100	100	1,100	122,796
FUS	170	100	170	18,978
PTO	32	5	2	223
SFB	480	80	384	42,867
UST	135	45	61	6,809
TOTALS	4,347		3,611	403,105

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
2	0855	CONC PAVER	0	0	0	0	747.00	SF	10.00	10.00	100	2004	2004	3	84	6,275	
3	0855	CONC PAVER	0	0	0	0	68.00	SF	10.00	10.00	100	2004	2004	3	84	571	
4	0801	ASPHALT A	0	0	0	0	263.00	SF	3.00	3.00	100	1990	1990	3	50	395	
5	1123	CB 8"	0	0	0	0	198.00	SF	6.15	6.15	100	1990	1990	3	59.5	725	
6	0471	VINYL FNC	0	0	0	0	12.00	LF	32.00	32.00	100	2004	2004	3	64	246	
7	0810	CONCRETE A	0	0	0	0	905.00	SF	6.50	6.50	100	1984	1984	3	44	2,588	
8	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2005	2005	3	24	1,200	
9	1076	TRELLIS A	0	0	16	20	320.00	SF	7.50	7.50	100	2018	2018	3	87	2,088	

LAND DESCRIPTION		
L N	USE CODE	CLS

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	000100	C	SFR	0		RG-1	60.00	100.00	60.00	FF		1.00	1.00	1.00	10,500.00	10,500.00	630,000							



BLD DATE	05/15/2008	DJ	LGL DATE	
XF DATE			LAND DATE	04/15/2024
INC DATE			AG DATE	MLU

TOTAL OB/XF			17,168
L N	USE CODE	CLS	LAND USE 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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		RG-1	60.00	100.00	60.00	FF		1.00	1.00	1.00	10,500.00	10,500.00	630,000							

NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE		403,105
TOTAL MARKET OB/XF VALUE		17,168
TOTAL LAND VALUE - MARKET		630,000
TOTAL MARKET VALUE		1,050,273
SOH/AGL Deduction		351,658
ASSESSED VALUE		698,615
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		698,615
TOTAL JUST VALUE		1,050,273
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		939,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20650	REMODEL	11,899	10/01/2007
R035501	REPAIR/RRF	8,000	10/01/2003
B0311356	REMODEL	115,000	06/01/2003
0258	CHNGE SRVC	500	06/01/1993

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD
1644/0106	10/07/2009	WD U I	30
GRANTOR: NELSON TONY D & JANIC			
GRANTEE: NELSON TONY D TRUST			
1626/1562	6/25/2009	QC U I	11
GRANTOR: NELSON GLADYS ETAL			
GRANTEE: NELSON TONY D & JAN			

BUILDING NOTES			
BUILDING DIMENSIONS			
SFB=[YR=2007] W15 UST=[YR=2004] N9 W15 S9 E15\$ W15 S16			
BAS=[YR=1993] S21 PTO=[YR=2004] W4 S8 E4 N8\$ S28			
FOP=[YR=2004] S6 E40 N6 W40\$ E40 N5 FST=[YR=1993] N14 W4 S14			
E4\$ W4 N14 E4 N4 FOP=[YR=2004] N17 W10 S17 E10\$ W10 N26 W30\$			
E30 N16\$ PTR=E20 FUS=[YR=2004] E30 FUS=[YR=2007] N11 E10 S17			
W10 N6\$ S6 E10 S23 FOP=[YR=2004] S8 W40 N8 E40\$ W40 N29 \$			
W20\$.			