

LOT 88  
EGANS BLUFF EAST PB 5/367  
PLAT AMENDED IN PB 5/395

ARMAS JOSEPH M & LESLIE M  
9246 SUNRISE BREEZE CT  
JACKSONVILLE, FL 32256

**2024**

00-00-30-021E-0088-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,727	100	1,727
FEP	224	80	179
FGR	486	55	267
FOP	52	30	16
PTO	171	5	9
TOTALS	2,660		2,198
			325,450

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,198	130.1685	162.71	357,637	1995	2005	0	0	9.00	91.00	
1 SNGL FAM - 0% - 0												
Heated Area: 1727												
HX Base Yr												

NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 8			Tax Dist:	
BUILDING MARKET VALUE			325,450	
TOTAL MARKET OB/XF VALUE			3,428	
TOTAL LAND VALUE - MARKET			180,000	
TOTAL MARKET VALUE			508,878	
SOH/AGL Deduction			69,710	
ASSESSED VALUE			439,168	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			439,168	
TOTAL JUST VALUE			508,878	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			399,244	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21081	REMODEL	3,967	02/01/2008
B9603453	ADDITION	4,475	11/01/1996
B9603235	REPAIR/RRF	300	09/01/1996
B9502018	NEW CONSTR	118,875	06/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2479/0516	7/09/2021	WD Q	Q	I	01	470,000
GRANTOR: KIROUAC ROGER L & DAR						
GRANTEE: ARMAS JOSEPH M & LE						
1854/0190	4/30/2013	WD Q	Q	I	02	240,000
GRANTOR: MASON JOAN G						
GRANTEE: KIROUAC ROGER L & D						

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
1	0812	CONCRETE C	0	0	0	1,182.00	SF	4.00	4.00	100	1995	1995
2	0810	CONCRETE A	0	0	0	26.00	SF	6.50	6.50	100	1995	1995

TOTAL OB/XF												
3,428												

BUILDING NOTES												
<p><b>BUILDING DIMENSIONS</b></p> <p>BAS=[YR=1995] W14 PTO=[YR=1995] N12 U3 L3 W6 D3 L3 S6            FEP=[YR=1995] W22 S11 E2 N1 E18 S1 E2 N11\$ S6 E12\$ W12 S5 W2            N1 W18 S1 W2 N5 W11 S33 E11 N2E7FOP=[YR=1995] S2 E10 N2 W1 N4            W8 S4 W1\$ E1 N4 E8 S4 E10 FGR=[YR=1995] S21 E10 S2 E12 N23            W22 \$ E22 N31 \$ .</p>												

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
1	000100	C	SFR	0	0003	RSF-2	0.00	0.00	1.00	LT		1.00