

NASSAU TRUST LLC
1993 LARGO RD
JACKSONVILLE, FL 32204

00-00-31-1800-0055-0080

BUILDING CHARACTERISTICS

ELEMENTCD05 AVERAGE 100
04 WOOD TRUSS 100
03 COMP SHNGL 100
05 DRYWALL 100
02 MIN PLYWD 100
01 FIN.SUSPD 100
03 CENTRAL 100
04 AIR DUCTED 100
4 100
02 WOOD FRAME 100
8 100
2 100
1. 1. 100
0 100
02 DIST FB 100
00 NONE 100

02 Quality Level 02
1100STORES, 1 STORY
MAP NUMMKT AREA01
NEIGHBORHOOD/LOC000
AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE
BAS1,2001001,20065,040
CAN12030361,951
STR20102108

TOTALS1,3401,23867,099

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND
1101041,23873.1430104.23129,037198719870048.0052.00
1 RETAILSTOR - 0% - 0Heated Area: 1200HX Base Yr

NASSAU COUNTY PROPERTY

VALUATION SUMMARY
Tax Group: 2Tax Dist:
BUILDING MARKET VALUE75,345
TOTAL MARKET OB/XF VALUE6,344
TOTAL LAND VALUE - MARKET250,000
TOTAL MARKET VALUE331,689
SOH/AGL Deduction157,382
ASSESSED VALUE174,307
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE174,307
TOTAL JUST VALUE331,689
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE336,971

SALES DATA

OFF RECORD NumberDATETYPEINSTQUVIRSNCDPRICE
2040/15634/15/2016WDQI01110,000
GRANTOR: INSTITUTE FOR NATURAL
GRANTEE: NASSAU TRUST LLC
2014/017010/28/2015QCUI11100
GRANTOR: FERNANDINA LITTLE THE
GRANTEE: INSTITUTE FOR NATUR

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W24 S50 STR=[YR=2011] W4 S5 E4 CAN=[YR=1993]
E24 N5 W24 S5\$ N5\$ E24 N50\$.

EXTRA FEATURES

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES
10803ASPHALTC00004,759.00SF2.002.00100200020003504,759
20971ST LGHT OV00001.00UT1,555.001,555.0010019971997342653
31242WD DECK A0000164.00SF10.0010.0010020002000320328
40810CONCRETE A0000225.00SF6.506.5010019691969320293
50402CONC BUMPE00002.00UT25.0025.001002000200038442
61242WD DECK A005525.00SF10.0010.0010020172017378195
71242WD DECK A000037.00SF10.0010.001002000200032074

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV
1001100CSTORE 1FLR00006MU-8100.00100.0010,000.00SF1.001.001.0025.0025.00250,000

TOTALS

1,3401,23867,099

BLD DATEXF DATEINC DATE07/11/2017KKLGL DATELAND DATEAG DATE

TOTAL OB/XF6,344

REVIEW DATE06/07/2022BYHSA

Total Acres: 0.00Total Land Value: 250,000Market: 0Agricultural: 0Common: 250,000PRINTED 08/06/2024 BY SYS

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