

LOT 19
IN OR 1010/403
1/2 HX INT

CHAPMAN JOANNE M & MICHAEL C &/GARRISON ELEANOR K
331 TROUT RIVER DR
JACKSONVILLE, FL 32208

2024

01-1N-24-1370-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
---------	--	----------	----

NEIGHBORHOOD/LOC	8004.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,768	100	2,768	307,688
FGR	676	55	372	41,351
FOP	54	30	16	1,778
FSP	296	40	118	13,117

TOTALS	3,794		3,274	363,935
--------	-------	--	-------	---------

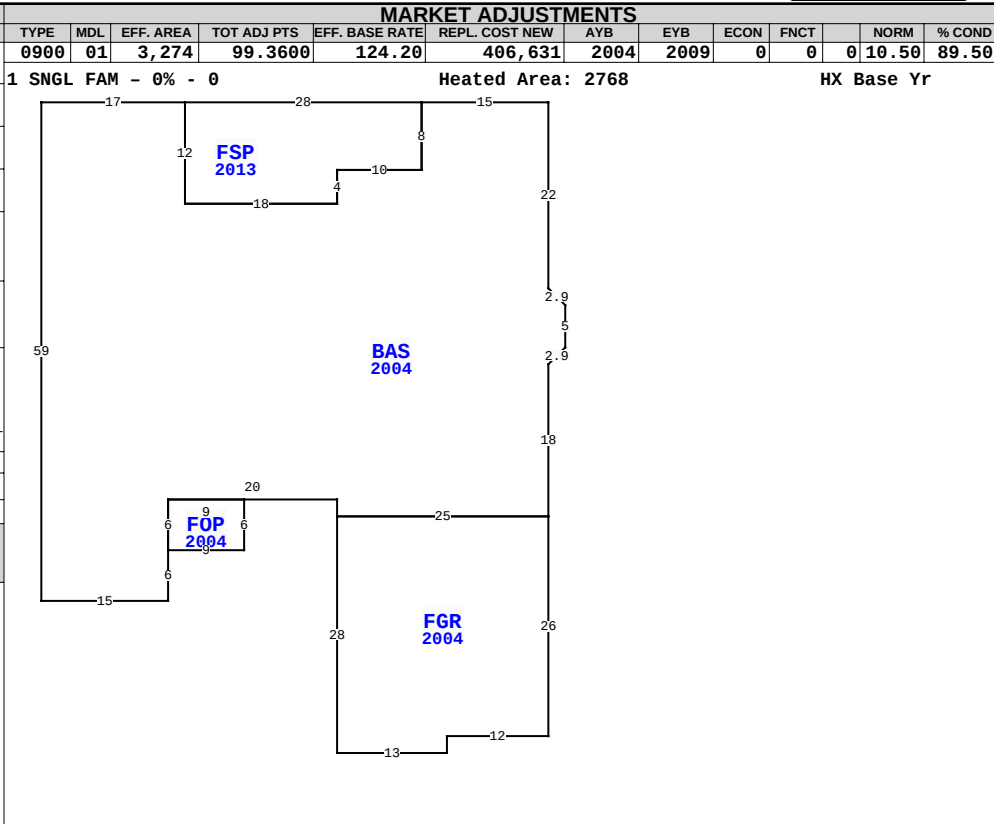
EXTRA FEATURES				
----------------	--	--	--	--

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	0	3,348.00	SF	4.00	4.00	100	2004	2004	3	84	11,249	
2	0861	POOL GUNIT	0	0	26	14	364.00	SF	85.00	85.00	100	2005	2005	3	40	12,376	
3	1127	BRICK 8"	0	0	15	4	60.00	SF	11.00	11.00	100	2004	2004	3	96	634	
4	0845	KOOL DECK	0	0	0	0	643.00	SF	7.25	7.25	100	2005	2005	3	86	4,009	
5	0462	ST/AL FNC	0	0	0	0	690.00	SF	10.00	10.00	100	2005	2005	3	40	2,760	
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	66	198	
7	0476	VF 6 SBPL	0	0	0	0	102.00	LF	32.00	32.00	100	2005	2005	3	66	2,154	

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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000

REVIEW DATE	05/12/2019	BY	KBA	Total Acres:	0.00	Total Land Value:	35,000	Market:	0	Agricultural:	0	Common:	35,000
-------------	------------	----	-----	--------------	------	-------------------	--------	---------	---	---------------	---	---------	--------



BLD DATE	10/09/2013	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF																	
33,380																	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		363,935	
TOTAL MARKET OB/XF VALUE		33,380	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		432,315	
SOH/AGL Deduction		42,430	
ASSESSED VALUE		389,885	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		389,885	
TOTAL JUST VALUE		432,315	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		418,951	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003097	REPAIR/RRF	15,000	04/18/2018
B14934	SWIM POOL	21,000	01/01/2005
M037135	NEW CONSTR	3,969	01/06/2003

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1010/0403	10/01/2001	WD	Q	V		35,500			
GRANTOR: HIGGINBOTHAM DEVELOPM									
GRANTEE: CHAPMAN JOANNE & MI									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2004] W15 FSP=[YR=2013] W28 S12 E18 N4 E10 N8\$ S8 W10 S4 W18 N12 W17 S59 E15 N6 FOP=[YR=2004] E9 N6 W9 S6\$ N6 E20 S2 FGR=[YR=2004] S28 E13 N2 E12 N26 W25\$ E25 N18 U2 R2 N5 U2 L2 N22\$.									