

**BHKN IV LLC**  
13361 ATLANTIC BLVD  
JACKSONVILLE, FL 32210

**01-1S-24-018C-0006-0000**



BUILDING CHARACTERISTICS

| ELEMENT          | CD               |                  |              |                      |
|------------------|------------------|------------------|--------------|----------------------|
| Exterior Wall    | 30               | VINYL 80         |              |                      |
| Exterior Wall    | 16               | WD FR STUC 20    |              |                      |
| Roof Structur    | 03               | GABLE/HIP 100    |              |                      |
| Roof Cover       | 03               | COMP SHNGL 100   |              |                      |
| Interior Wall    | 05               | DRYWALL 100      |              |                      |
| Interior Floo    | 14               | CARPET 70        |              |                      |
| Interior Floor   | 11               | CLAY TILE 30     |              |                      |
| Air Condition    | 03               | CENTRAL 100      |              |                      |
| Heating Type     | 04               | AIR DUCTED 100   |              |                      |
| Bedrooms         |                  | 3 100            |              |                      |
| Bathrooms        |                  | 2 100            |              |                      |
| Frame            | 02               | WOOD FRAME 100   |              |                      |
| Stories          | 0                | 0 100            |              |                      |
| Units            |                  | 0 100            |              |                      |
| Occupancy        | 00               | NONE 100         |              |                      |
| Quality          | 01               | Quality Level 01 |              |                      |
| DOR CODE         | 0100             | SINGLE FAMILY    |              |                      |
| MAP NUM          |                  | MKT AREA 08      |              |                      |
| NEIGHBORHOOD/LOC | 8016.00          |                  |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 1,616            | 100              | 1,616        | 183,883              |
| FGR              | 400              | 55               | 220          | 25,034               |
| FOP              | 12               | 30               | 4            | 455                  |
| FOP              | 120              | 30               | 36           | 4,097                |
| TOTALS           | 2,148            |                  | 1,876        | 213,469              |

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| 0900 | 01  | 1,876     | 97.4610     | 121.83         | 228,553        | 2009 | 2009 | 0    | 0    | 6.60 | 93.40  |

1 SNGL FAM - 0% - 2023  
Heated Area: 1616  
HX Base Yr

30324 TROPHY TRL, BRYCEVILLE

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

|                           |  |           |  |
|---------------------------|--|-----------|--|
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 6              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 213,469   |  |
| TOTAL MARKET OB/XF VALUE  |  | 3,215     |  |
| TOTAL LAND VALUE - MARKET |  | 30,000    |  |
| TOTAL MARKET VALUE        |  | 246,684   |  |
| SOH/AGL Deduction         |  | 0         |  |
| ASSESSED VALUE            |  | 246,684   |  |
| TOTAL EXEMPTION VALUE     |  | 0         |  |
| BASE TAXABLE VALUE        |  | 246,684   |  |
| TOTAL JUST VALUE          |  | 246,684   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 237,116   |  |

PERMIT NUMDESCRIPTIONAMTISSUED

C21836C0 ISSUED002/27/2009

M14192H/AC010/01/2008

E21273ELEC OTHER2,00009/01/2008

R11512REPAIR/RRF2,80009/01/2008

B21836NEW CONSTR150,00009/01/2008

P13478OTHER009/01/2008

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / I / V / I / RSN CD SALE PRICE

2597/049310/06/2022SW U I 11100

GRANTOR: JAXSAT GROUP LLC

GRANTEE: BHKN IV LLC

2572/02436/17/2022WD Q I 01275,000

GRANTOR: YOUNG TRAVIS K & CAIT

GRANTEE: JAXSAT GROUP LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W9 FOP=[YR=2009] N8 W15 S8 E15\$ W15 N8 W21 S44 E21 FOP=[YR=2009] E4 FGR=[YR=2009] S12 E20 N20 W20 S8\$ N3 W4 S3\$ N3 E4 N5 E20 N28\$.

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   | 0811       | CONCRETE B  | 0       | 0 | 0 | 687.00 | SF | 5.20  | 5.20           | 100       | 2009    | 2009        | 3 | 90     | 3,215           |       |

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH 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   | 0003 | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00      | 1.00   | 1.00    | 30,000.00  | 30,000.00      | 30,000     |                             |      |         |      |     |    |        |

TOTAL OB/XF

3,215

REVIEW DATE

02/18/2021

BY

TWX

Total Acres: 0.00

Total Land Value: 30,000

Market: 0

Agricultural: 0

Common: 30,000

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