

IN OR 1751/361
 ESMT PT OR 1610/451
 ESMT OR 1627/1554

3HL LLC/
 C/O NAI HALLMARK, 200 RIVERSIDE AVE SUITE 5
 JACKSONVILLE, FL 32202

2024

01-2N-27-0000-0003-0230



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	07	CORK/VTILE	20
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		29	100
Frame	02	WOOD FRAME	100
Story Height		12	100
RMS		30	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	1900	PROFESSIONAL BLDG	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	7,954	100	7,954
BAS	1,962	100	1,962
CAN	156	30	47
			SUBAREA MARKET VALUE
			677,935
			167,225
			4,006
TOTALS	10,072		9,963
			849,167

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND	
1	OFFICE 1&2	- 0%	- 0										
Heated Area: 9916 HX Base Yr													
BLD DATE	11/01/2018	KK	LGL DATE	11/01/2018	KK								
XF DATE	11/01/2018	KK	LAND DATE	11/01/2018	KK								
INC DATE			AG DATE										

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			849,167
TOTAL MARKET OB/XF VALUE			132,754
TOTAL LAND VALUE - MARKET			509,650
TOTAL MARKET VALUE			1,491,571
SOH/AGL Deduction			113,450
ASSESSED VALUE			1,378,121
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,378,121
TOTAL JUST VALUE			1,491,571
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,516,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23004868	BAPTIST OBS GYNE	734,379	04/14/2023
18002914	REMODEL	301,981	05/08/2018
E22702	ELEC OTHER	0	06/01/2010
E22702	ELEC OTHER	0	06/01/2010
C23217	CO ISSUED	0	05/10/2010
C23155	CO ISSUED	0	03/26/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1751/0361	12/27/2010	QC	U	I	11	100
GRANTOR: JOHN T FERREIRA INSUR						
GRANTEE: 3HL LLC						
1289/0640	1/20/2005	WD	U	V	21	251,400
GRANTOR: PAVILION HEATH SERVIC						
GRANTEE: JOHN T FERREIRA INS						

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	0803	ASPHALT C	0	0	0	0	13,773.00	SF	2.00	2.00	100	2010	2010	3	66	18,180	
2	0811	CONCRETE B	0	0	0	0	917.00	SF	5.20	5.20	100	2010	2010	3	91	4,339	
3	0400	CONC CURB	0	0	0	0	795.00	LF	15.00	15.00	100	2010	2010	3	94	11,210	
4	0402	CONC BUMPE	0	0	0	0	33.00	UT	25.00	25.00	100	2010	2010	3	94	776	
5	0462	ST/AL FNC	0	0	0	0	1,986.00	SF	10.00	10.00	100	2010	2010	3	60	11,916	
6	1127	BRICK 8"	0	0	0	0	288.00	SF	11.00	11.00	100	2010	2010	3	98	3,105	
7	0810	CONCRETE A	0	0	0	0	209.00	SF	6.50	6.50	100	2010	2010	3	91	1,236	
8	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2010	2010	3	78	468	
9	1123	CB 8"	0	0	0	0	2,546.00	SF	6.15	6.15	100	2010	2010	3	91	14,249	
10	0920	CWALL-WD/M	0	0	0	0	326.00	LF	390.00	390.00	100	2010	2010	3	45	57,213	
TOTALS														10,072	9,963	849,167	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2018] W60 BAS=[YR=2010] W66 S28 W2 S22 E2 S28 E50			
CAN=[YR=2010] S6 E26 N6 W26\$ E76 N28 E2 N22 W31 S10 W29 N9			
W2 N17 E2 N5 W2 N7\$ S7 E2 S5 W2 S17 E2 S9 E29 N10 E29 N28\$.			

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001900	C	PROF. BLDG	0	0004	OR	0.00	0.00	50,965.00	SF		1.00	1.00	1.00	10.00	10.00	509,650							

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REVIEW DATE 02/21/2024 BY HS Total Acres: 0.00 Total Land Value: 509,650 Market: 0 Agricultural: 0 Common: 509,650 PRINTED 08/06/2024 BY SYS																																																																																																																																																																																																																																																																																																																					