PT OF GOV LOT 4 (EX 3-17)
IN OR 1722/503
EX R/W OR 583/69

PINER JAMES FRANKLIN JR
12525 STERLING RUN COURT
JACKSONVILLE, FL 32225

2024

05-2S-23-0000-0003-0040

BUILDING CHARACTERISTICS

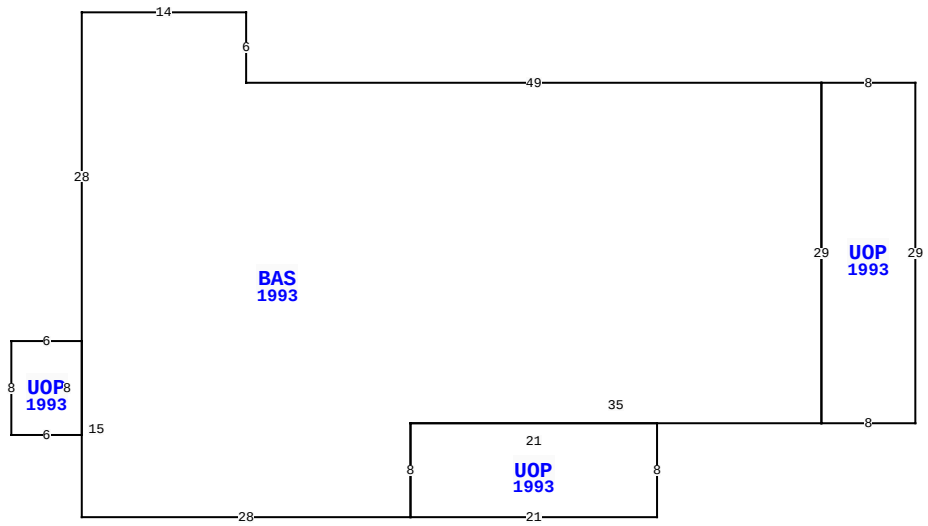
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,135	100	2,135	105,747
UOP	48	20	10	496
UOP	168	20	34	1,684
UOP	232	20	46	2,279
TOTALS	2,583		2,225	110,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	2,225	104.2720	99.06	220,408	1942	1955	0	0	50	34.65	50.00

1 SINGLE FAM – 0% - 0 Heated Area: 2135 HX Base Yr



6866 HORSESHOE CIR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	156,745
TOTAL MARKET OB/XF VALUE	7,426
TOTAL LAND VALUE - MARKET	144,172
TOTAL MARKET VALUE	308,343
SOH/AGL Deduction	68,836
ASSESSED VALUE	239,507
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,507
TOTAL JUST VALUE	308,343
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E985426	CHNGE SRVC	0	12/01/1998
6667	HOUSEMVING	6,000	08/13/1990
4316	N/A	22,980	08/21/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1722/0503	1/27/2011	WD	U	I	30	25,000
GRANTOR: PINER GERALDINE S TRU						
GRANTEE: PINER JAMES FRANKLI						
1639/0010	9/02/2009	WD	U	I	30	100
GRANTOR: PINER GERALDINE						
GRANTEE: PINER GERALDINE TRU						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W8 BAS=[YR=1993] W49 N6 W14 S28 UOP=[YR=1993] W6 S8 E6 N8$ S15 E28 UOP=[YR=1993] E21 N8 W21 S8$ N8 E35 N29$ S29 E8 N29$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	0	16	16	256.00	SF	6.50	6.50	100	1987	1987	3	52	865	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
3	0811	CONCRETE B	0	0	0	0	924.00	SF	5.20	5.20	100	2000	2000	3	79	3,796	

LAND DESCRIPTION

TOTAL OB/XF 7,426

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	10.84	AC		1.00	1.00	0.70	19,000.00	13,300.00	144,172							

REVIEW DATE 09/12/2019 BY TWX Total Acres: 10.84 Total Land Value: 144,172 Market: 0 Agricultural: 0 Common: 144,172 PRINTED 08/06/2024 BY SYS

PT OF GOV LOT 4 (EX 3-17)
IN OR 1722/503
EX R/W OR 583/69

PINER JAMES FRANKLIN JR
12525 STERLING RUN COURT
JACKSONVILLE, FL 32225

2024

05-2S-23-0000-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	07	ASB SHNGLE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

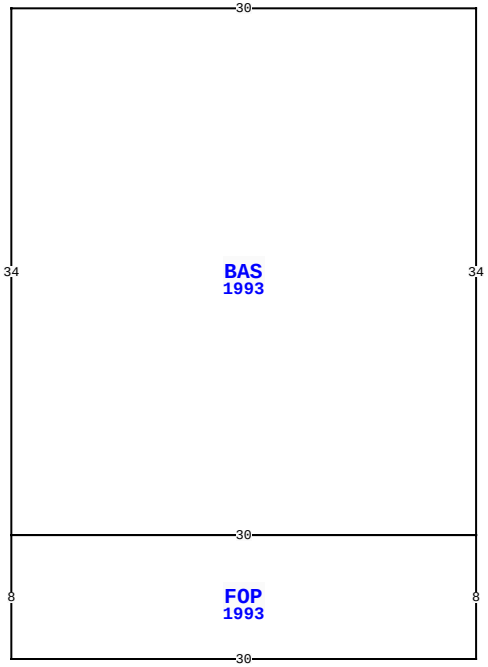
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,020	100	1,020	43,473
FOP	240	30	72	3,069
TOTALS	1,260		1,092	46,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,092	89.7237	85.24	93,082	1940	1940	0	0	50	38.50	50.00

2 SINGLE FAM – 0% - 0 Heated Area: 1020 HX Base Yr



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6866 HORSESHOE CIR, BRYCEVILLE

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GRANTEE: PINER JAMES FRANKLI						
1639/0010	9/02/2009	WD	U	I	30	100
GRANTOR: PINER GERALDINE						
GRANTEE: PINER GERALDINE TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S34 FOP=[YR=1993] S8 E30 N8 W30 $ E30 N34 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/12/2019 BY TWX Total Acres: 10.84 Total Land Value: 144,172 Market: 0 Agricultural: 0 Common: 144,172 PRINTED 08/06/2024 BY SYS