PT LOT 7 IN OR 2709/843
LINCOLN SUB U/R

SHINE-GREEN SHERRY
4170 BROAD CREEK LANE
JACKSONVILLE, FL 32218

2024

05-3N-24-2340-0007-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

OXFORD ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	10,290
TOTAL MARKET VALUE	10,290
SOH/AGL Deduction	152
ASSESSED VALUE	10,138
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,138
TOTAL JUST VALUE	10,290
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2709/843	5/01/2024	SW	U	V	11	100

GRANTOR: SHINELIGHT ENTERPRISE

GRANTEE: SHINE-GREEN SHERRY

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000000	C	VAC RES	0	0006	R-3	49.00	88.00	49.00	FF	4	0.70	1.00	0.70	300.00	210.00	10,290							

REVIEW DATE 05/14/2024 BY WWA Total Acres: 0.00 Total Land Value: 10,290 Market: 0 Agricultural: 0 Common: 10,290 PRINTED 08/06/2024 BY SYS