

PARCEL 4 SEC 7  
 PT OR 1313/689  
 1/3 INT 90 ACRES

MANN SEAN D  
 4230 DUVAL DRIVE  
 JACKSONVILLE BEACH, FL 32250

2024

07-2N-25-0000-0004-00M1  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY STANDARD Tax Group: 6 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 10 TOTAL MARKET VALUE 10 SOH/AGL Deduction 0 ASSESSED VALUE 10 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 10 TOTAL JUST VALUE 10 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 10											
DOR CODE		9300								SUB-SURFACE RIGHTS																					
MAP NUM										MKT AREA										01											
NEIGHBORHOOD/LOC		8001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS										BORDEAU LN, CALLAHAN																					
EXTRA FEATURES										BLD DATE										LGL DATE											
										XF DATE										LAND DATE											
										INC DATE										AG DATE											
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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	009300	C	PETROLEUM	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	10.00	10.00	10														
REVIEW DATE 03/02/2022 BY DC Total Acres: 0.00 Total Land Value: 10 Market: 0 Agricultural: 0 Common: 10 PRINTED 08/06/2024 BY SYS																															