PT NW1/4 OF NW1/4 OF NE1/4
PAR 2-11 IN OR 2382/312
(EX R/W IN OR 408/10)

DINKINS RODDRICK L
3900 OLD FIELD CROSSING
JACKSONVILLE, FL 32223

2024

07-2N-27-0000-0002-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

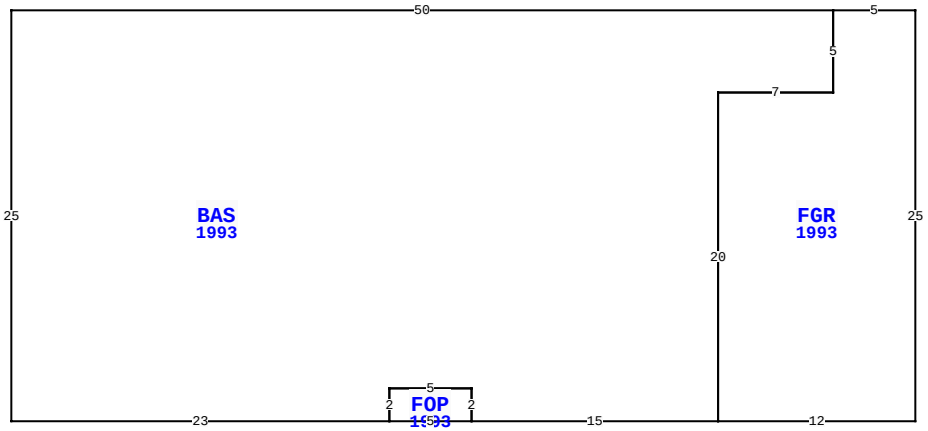
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100	1,100	96,451
FGR	265	55	146	12,801
FOP	10	30	3	263
TOTALS	1,375		1,249	109,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,249	136.7400	129.90	162,245	1978	1978	0	0	0	32.50	67.50

1 SINGLE FAM – 0% - 0 Heated Area: 1100 HX Base Yr



76120 HARPER CHAPEL RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	109,515
TOTAL MARKET OB/XF VALUE	288
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	189,803
SOH/AGL Deduction	32,622
ASSESSED VALUE	157,181
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,181
TOTAL JUST VALUE	189,803
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/0312	8/04/2020	QC	U	I	11	100
GRANTOR: DINKINS CLIFFORD N						
GRANTEE: DINKINS RODDRICK L						
2380/0497	7/27/2020	FJ	U	I	11	0
GRANTOR: DINKINS EMILY ELIZABE						
GRANTEE: DINKINS CLIFFORD N						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W5 BAS=[YR=1993] W50 S25 E23 FOP=[YR=1993] E5 N2 W5 S2 $ N2 E5 S2 E15 N20 E7 N5 $ S5 W7 S20 E12 N25 $.

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	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	1995	1995	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 288

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 09/19/2022 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS