PT NE1/4 OF NW1/4
SEC 7-2N-27 IN OR 2614/116

RHODES DANIEL L JR & ELEANOR S
12651 LOCHLOOAS LANE
JACKSONVILLE, FL 32218

2024

07-2N-27-0000-0003-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

HARPER CHAPEL RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 DC
INC DATE		AG DATE	05/15/2024 DC

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	730
SOH/AGL Deduction	0
ASSESSED VALUE	730
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	730
TOTAL JUST VALUE	40,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/0116	1/16/2023	QC	U	V	11	100
GRANTOR: RHODES LAURA DELL						
GRANTEE: RHODES DANIEL L JR						
1550/1083	2/11/2008	PR	U	V	07	100
GRANTOR: BLOUNT LUELLA P/R						
GRANTEE: RHODES LAURA						

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	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	730.00	730.00	730							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	1.00	AC		1.00	1.00	0.50	80,000.00	40,000.00	40,000							

REVIEW DATE 05/15/2024 BY DC Total Acres: 1.00 Total Land Value: 730 Market: 40,000 Agricultural: 730 Common: 0 PRINTED 08/06/2024 BY SYS