BLOCK 12 N 45 FT OF W 1/2
OF LOT 2
IN OR 493 PG 736

KNIGHT PAUL R & JOAN L
7960 NW 25TH LANE
JENNINGS, FL 32053

2024

08-3N-24-2380-0012-0021

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

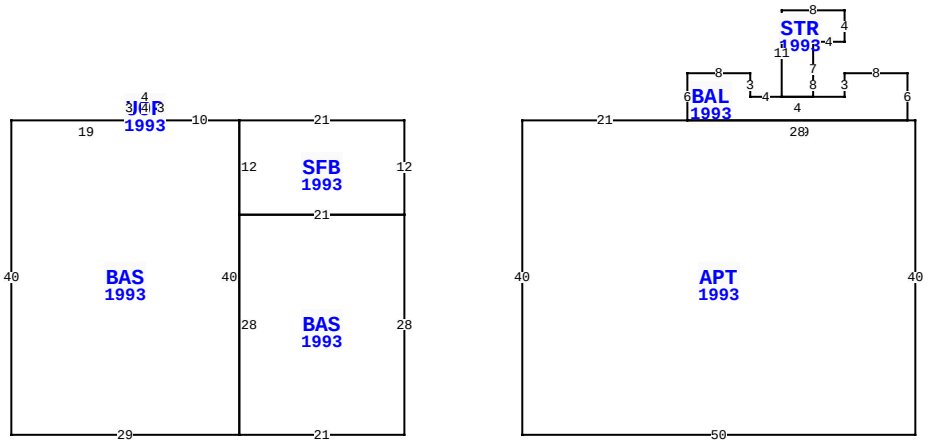
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	02	SHED 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		16 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		10 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	2,000	100	2,000	144,320
BAL	132	15	20	1,443
BAS	588	100	588	42,430
BAS	1,160	100	1,160	83,706
SFB	252	80	202	14,577
STR	60	10	6	433
UOP	12	20	2	145
TOTALS	4,204		3,978	287,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	3,978	101.2748	144.32	574,105	1914	1975	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 3950 HX Base Yr



551714 US HWY 1, HILLIARD

BLD DATE	01/22/2020	KKA	LGL DATE	
XF DATE	01/22/2020	KKA	LAND DATE	01/22/2020 KKA
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	287,052
TOTAL MARKET OB/XF VALUE	2,789
TOTAL LAND VALUE - MARKET	18,900
TOTAL MARKET VALUE	308,741
SOH/AGL Deduction	95,568
ASSESSED VALUE	213,173
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	213,173
TOTAL JUST VALUE	308,741
NCON VALUE	0
INCOME VALUE	1,390,299
PREVIOUS YEAR MKT VALUE	316,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120031	REMODEL	2,500	03/20/2012
87-717	N/A	3,000	02/09/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0493/0736	7/01/1986	WD	U	I		76,000
GRANTOR:						
GRANTEE:						
0420/0425	5/01/1984	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1993] W21 BAS=[YR=1993] W10 UOP=[YR=1993] N3 W4 S3 E4$ W19 S40 E29 BAS=[YR=1993] E21 N28 W21 S28$ N40$ S12 E21 N12$ PTR=E15 APT=[YR=1993] E21 BAL=[YR=1993] N6 E8 S3 E4 STR=[YR=1993] N11 E8 S4 W4 S7 W4$ E8 N3 E8 S6 W28$ E29 S40 W50 N40$ W15$.

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	0812	CONCRETE C	0	0	0	0	1,538.00	SF	2.00	2.00	100	1960	1960	3	20	615	
2	0810	CONCRETE A	0	0	8	19	152.00	SF	6.50	6.50	100	1975	1975	3	26	257	
3	1242	WD DECK A	0	0	15	6	90.00	SF	10.00	10.00	100	2010	2010	3	45	405	
4	0940	SHEDS/PORT	0	0	14	6	84.00	SF	30.00	30.00	100	2013	2013	3	60	1,512	

LAND DESCRIPTION

TOTAL OB/XF 2,789

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	001200	C	STORE COMB	0	0004	C-1 -	45.00	105.00	4,725.00	SF		1.00	1.00	1.00	4.00	4.00	18,900							

REVIEW DATE 01/22/2020 BY KKA Total Acres: 0.00 Total Land Value: 18,900 Market: 0 Agricultural: 0 Common: 18,900 PRINTED 08/06/2024 BY SYS