LOT 10
STABLES AT CARY FOREST
OR 2588/1924

VYKHIRST ANDREW & SANDRA
989 MONUMENT ROAD
JACKSONVILLE, FL 32225

2024

09-1S-24-0213-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8035.00		

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

8655 FORD RD, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	57,180
TOTAL MARKET VALUE	57,180
SOH/AGL Deduction	0
ASSESSED VALUE	57,180
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,180
TOTAL JUST VALUE	57,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2700/1841	3/15/2024	WD	Q	V	01	60,000
GRANTOR: WRIGHT LATRICELEAN VA						
GRANTEE: VYKHIRST ANDREW & S						
2598/0472	10/21/2022	WD	Q	V	01	59,900
GRANTOR: CC FORD INVESTMENTS L						
GRANTEE: WRIGHT LATRICELEAN						

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		OR	0.00	0.00	2.19	AC		1.00	1.00	0.65	40,000.00	26,000.00	56,940							
2	009630	C	SWAMP	0		OR	0.00	0.00	0.48	AC		1.00	1.00	1.00	500.00	500.00	240							

REVIEW DATE 09/12/2022 BY DSB Total Acres: 2.67 Total Land Value: 57,180 Market: 0 Agricultural: 0 Common: 57,180 PRINTED 08/06/2024 BY SYS