LOT 15 & 16
DAVIS HILLS SUB PB 5/7

LIGHT AARON E & KRIS L
12175 MESA VERDE TRAIL
JACKSONVILLE, FL 32223

2024

09-3N-24-2460-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

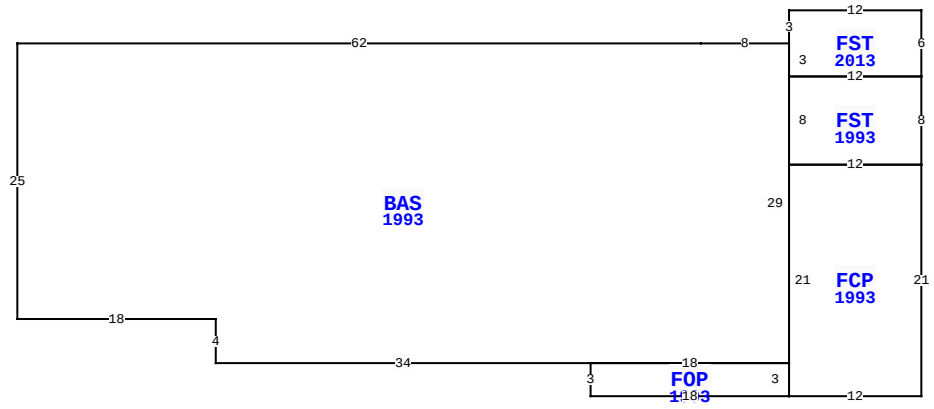
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,958	100	1,958	169,806
FCP	252	25	63	5,463
FOP	54	30	16	1,388
FST	96	55	53	4,596
FST	72	55	40	3,469
TOTALS	2,432		2,130	184,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,130	135.2400	128.48	273,662	1973	1978	0	0	0	32.50	67.50

1 SINGLE FAM – 0% - 0 Heated Area: 1958 HX Base Yr



3755 CATHERINE ST, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	184,722
TOTAL MARKET OB/XF VALUE	1,665
TOTAL LAND VALUE - MARKET	22,050
TOTAL MARKET VALUE	208,437
SOH/AGL Deduction	12,396
ASSESSED VALUE	196,041
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	196,041
TOTAL JUST VALUE	208,437
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2317/1008	10/31/2019	FJ	U	I	11	100
GRANTOR: HART RUTH ANN ESTSTE						
GRANTEE: LIGHT KRIS						
2315/1056	10/31/2019	QC	U	I	11	100
GRANTOR: LIGHT KRIS						
GRANTEE: LIGHT AARON & KRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-12,-3] W8 W62 S25 E18 S4 E34 E18 N29 $
FCP=[YR=1993;ORIG=-12,29] E12 N21 W12 S21 $
FST=[YR=1993;ORIG=0,8] N8 W12 S8 E12 $
FST=[YR=2013;ORIG=0,0] N6 W12 S3 S3 E12 $
FOP=[YR=1993;ORIG=-30,26] S3 E18 N3 W18 $
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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	0811	CONCRETE B	0	0	0	0	660.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,115	
2	1242	WD DECK A	0	0	0	0	100.00	SF	10.00	10.00	100	2012	2012	3	55	550	

LAND DESCRIPTION

TOTAL OB/XF 1,665

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	000100	C	SFR	0	0006	R-2	105.00	120.00	105.00	FF		1.00	1.00	0.70	300.00	210.00	22,050							

REVIEW DATE 07/10/2024 BY WWA Total Acres: 0.00 Total Land Value: 22,050 Market: 0 Agricultural: 0 Common: 22,050 PRINTED 08/06/2024 BY SYS