LOT 1 PT OF OR 187 PG 651

A-B DISTRIBUTORS INC
1116 N. EDGEWOOD AVE
JACKSONVILLE, FL 32254-2399

2024

12-1N-23-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

ROWE AVE, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,664
TOTAL LAND VALUE - MARKET	342,000
TOTAL MARKET VALUE	51,599
SOH/AGL Deduction	7,437
ASSESSED VALUE	44,162
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,162
TOTAL JUST VALUE	349,664
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	349,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E007117	NEW CONSTR	0	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0172/0416	1/01/1974	WD	Q	I		60,000

GRANTOR:

GRANTEE:

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
1	0200	BARN WD 0-	0	0	26	16	416.00	SF	20.00	20.00	100	1977	1977	3	20	1,664	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 7,664

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	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	29.00	AC		1.00	1.00	1.00	415.00	415.00	12,035							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	190.00	190.00	1,900							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	39.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	312,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 40.00 Total Land Value: 43,935 Market: 312,000 Agricultural: 13,935 Common: 30,000 PRINTED 08/06/2024 BY SYS