LOTS 2 3 5 6
PT OF OR 187 PG 651

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

2024

12-1N-23-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

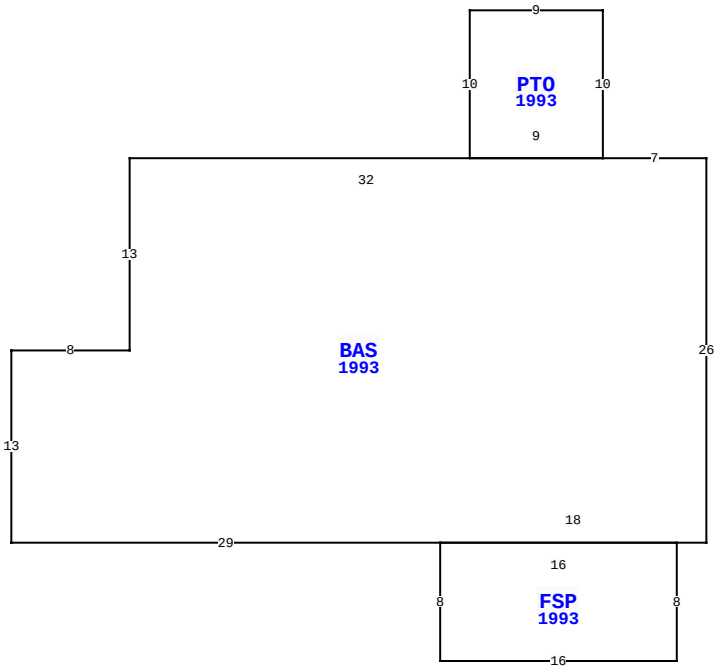
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,118	100	1,118	92,922
FSP	128	40	51	4,239
PTO	90	5	4	333
TOTALS	1,336		1,173	97,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,173	129.4260	122.95	144,220	1960	1975	0	0	0	32.40	67.60

1 SINGLE FAM – 0% - 0 Heated Area: 1118 HX Base Yr



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

2420 ROWE AVE, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	112,433
TOTAL MARKET OB/XF VALUE	64,204
TOTAL LAND VALUE - MARKET	522,000
TOTAL MARKET VALUE	290,667
SOH/AGL Deduction	31,589
ASSESSED VALUE	259,078
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	259,078
TOTAL JUST VALUE	698,637
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	694,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0109/0129	1/01/1971	TA	Q	V		62,300

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 PTO=[YR=1993] N10 W9 S10 E9$ W32 S13 W8 S13 E29 FSP=[YR=1993] S8 E16 N8 W16$ E18 N26 $.

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	0201	BARN WD 10	0	0	70	40	2,800.00	SF	17.00	17.00	100	1983	1983	3	20	9,520	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
3	0202	BARN WD 30	0	0	70	60	4,200.00	SF	15.00	15.00	100	1978	1978	3	20	12,600	
4	0200	BARN WD 0-	0	0	24	48	1,152.00	SF	20.00	20.00	100	1970	1970	3	20	4,608	
5	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1992	1992	3	20	1,200	
6	0532	STBL WD FL	0	0	60	51	3,060.00	SF	50.00	50.00	100	1960	1960	3	20	30,600	
7	0200	BARN WD 0-	0	0	23	44	1,012.00	SF	20.00	20.00	100	1970	1970	3	20	4,048	

LAND DESCRIPTION

TOTAL OB/XF 64,204

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	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	44.00	AC		1.00	1.00	1.00	415.00	415.00	18,260							
3	006100	A	PASTURE 2	0		OR	0.00	0.00	74.00	AC		1.00	1.00	1.00	355.00	355.00	26,270							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	50.00	AC		1.00	1.00	1.00	190.00	190.00	9,500							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	168.00	AC		1.00	1.00	1.10	2,500.00	2,750.00	462,000							

REVIEW DATE 03/30/2020 BY TWA Total Acres: 170.00 Total Land Value: 114,030 Market: 462,000 Agricultural: 54,030 Common: 60,000 PRINTED 08/06/2024 BY SYS

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2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

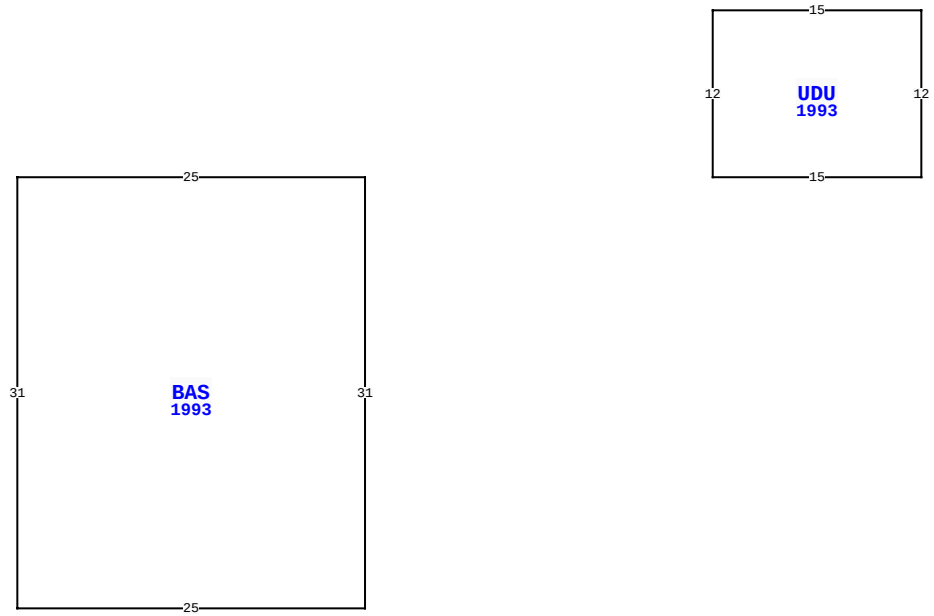
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	775	100	775	7,324
UDU	180	55	99	936
TOTALS	955		874	8,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	874	54.0000	18.90	16,519	1960	1960	0	0	0	50.00	50.00

2 GARAGE RES – 0% - 0 Heated Area: 775 HX Base Yr



2420 ROWE AVE, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 3 6

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TOTAL MARKET VALUE	290,667
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ASSESSED VALUE	259,078
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	259,078
TOTAL JUST VALUE	698,637
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	694,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0109/0129	1/01/1971	TA	Q	V		62,300

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S31 E25 N31$ PTR= E25 UDU=[YR=1993] E15 N12 W15 S12$ W25$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

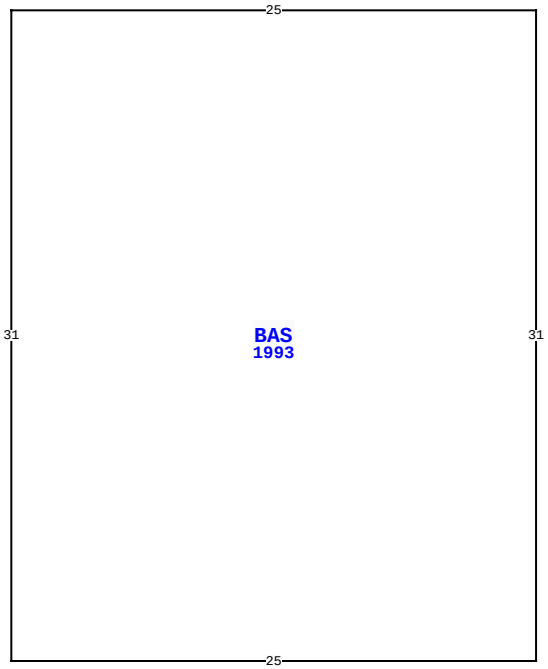
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	775	100	775	6,681
TOTALS	775		775	6,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	775	71.8133	17.24	13,361	1960	1960	0	0	0	50.00	50.00

3 BARNS – 0% - 0 Heated Area: 775 HX Base Yr



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GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S31 E25 N31$.

EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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