LOT 12 (EX 9-1)
(LESS 12A ON S SIDE)
IN OR 633 PG 870

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

2024

12-1N-23-0000-0009-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

HOWARD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 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	0
TOTAL LAND VALUE - MARKET	379,540
TOTAL MARKET VALUE	11,396
SOH/AGL Deduction	0
ASSESSED VALUE	11,396
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,396
TOTAL JUST VALUE	379,540
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	379,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0633/0870	8/13/1991	WD	Q	V		100,000
GRANTOR: ALLEN RONALD H						
GRANTEE: A-B DISTRIBUTORS IN						
0633/0868	8/13/1991	QC	U	V	10	100
GRANTOR: ALLEN GLADYS						
GRANTEE: A & B DISTRIBUTORS						

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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	17.11	AC		1.00	1.00	1.00	555.00	555.00	9,496							
2	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							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	27.11	AC		1.00	1.00	1.00	14,000.00	14,000.00	379,540							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 27.11 Total Land Value: 11,396 Market: 379,540 Agricultural: 11,396 Common: 0 PRINTED 08/06/2024 BY SYS