

MACCURRECH FAYE ROAD LLC
4970 MAYBANK WAY
JACKSONVILLE, FL 32225

17-1S-23-0000-0002-0050

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																										
Exterior Wall		03	HARDIE BRD 100							0900	01	3,302	99.3600	124.20	410,108	1989	1992	0	0	15.00	85.00	VALUATION BY STANDARD																											
Roof Structur		03	GABLE/HIP 100							1 SNGL FAM - 0% - 0														Heated Area: 3123						HX Base Yr				Tax Group: 6		Tax Dist:													
Roof Cover		12	MODULAR MT 100																					BUILDING MARKET VALUE				490,608																					
Interior Wall		05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE				58,589																					
Interior Floo		08	SHT VINYL 50																					TOTAL LAND VALUE - MARKET				1,047,700																					
Interior Floo		14	CARPET 50																					TOTAL MARKET VALUE				894,197																					
Air Condition		03	CENTRAL 100																					SOH/AGL Deduction				240,662																					
Heating Type		04	AIR DUCTED 100																					ASSESSED VALUE				653,535																					
Bedrooms			4 100																					TOTAL EXEMPTION VALUE				0																					
Bathrooms			3 100																					BASE TAXABLE VALUE				653,535																					
Frame		02	WOOD FRAME 100																					TOTAL JUST VALUE				1,596,897																					
Stories		1.5	1.5 100																					NCON VALUE				0																					
Units			0 100																					INCOME VALUE																									
Occupancy		00	NONE 100																					PREVIOUS YEAR MKT VALUE				1,581,862																					
Quality		03	Quality Level 03																					PERMIT NUM				DESCRIPTION				AMT		ISSUED															
DOR CODE		5000 IMPROVED AG																									17003697				GARAGE				40,581		06/14/2017												
MAP NUM									MKT AREA							09							6709				XF0B				0		05/30/1990																
NEIGHBORHOOD/LOC		9001.00																																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																									
BAS		1,810		100		1,810		191,082																																									
BAS		121		100		121		12,774																																									
BAS		180		100		180		19,003																																									
FOP		302		30		91		9,607																																									
FOP		12		30		4		422																																									
FSP		209		40		84		8,868																																									
FUS		1,012		100		1,012		106,837																																									
TOTALS		3,646				3,302		348,592																		06/16/2023				MLU																			
EXTRA FEATURES										1031 RIVER FARM RD, BRYCEVILLE										BLD DATE				LGL DATE																									
																				XF DATE				LAND DATE																									
																				INC DATE				AG DATE																									
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																			
1		0825		BRICK		0 0		8 7		56.00		SF		12.50		12.50		100		1989		1989		3		85		595																					
2		0825		BRICK		0 0		0 0		352.00		SF		12.50		12.50		100		2005		2005		3		96		4,224																					
4		0681		POLE SHED		0 0		24 10		240.00		SF		9.00		9.00		100		2010		2010		3		60		1,296																					
5		0350		CARPORT WD		0 0		40 32		1,280.00		SF		7.80		7.80		100		2000		2000		3		20		1,997																					
6		0510		GARAGE WD-		0 0		48 40		1,920.00		SF		35.00		35.00		100		1989		1989		3		20		13,440																					
7		0681		POLE SHED		0 0		48 18		864.00		SF		15.00		15.00		100		1999		1999		3		27		3,499																					
8		0681		POLE SHED		0 0		48 18		864.00		SF		15.00		15.00		100		1999		1999		3		27		3,499																					
9		0462		ST/AL FNC		0 0		0 0		160.00		SF		10.00		10.00		100		2016		2016		3		81		1,296																					
10		1127		BRICK 8"		0 0		0 0		80.00		SF		11.00		11.00		100		2016		2016		3		99		871																					
11		0812		CONCRETE C		0 0		55 100		5,500.00		SF		4.00		4.00		100		2017		2017		3		97		21,340																					
LAND DESCRIPTION										TOTAL OB/XF										52,057																													
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT 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		0004		OR		0.00		0.00		4.90		AC				1.00		1.00		1.00		18,000.00		18,000.00		88,200															
2		005010		A		SVCE ACRGE		0				OR		0.00		0.00		4.00		AC				1.00		1.00		1.00		500.00		500.00		2,000															
3		005601		A		TIMB2-3 SI		0				OR		0.00		0.00		170.74		AC				1.00		1.00		1.00		350.00		350.00		59,759															
4		005902		A		HARDWOOD SI		0				OR		0.00		0.00		119.60		AC				1.00		1.00		1.00		190.00		190.00		22,724															
5		006000		A		PAST1/HAY		0				OR		0.00		0.00		16.00		AC				1.00		1.00		1.00		370.00		370.00		5,920															
6		006005		A		PAST/GRAZE		0				OR		0.00		0.00		8.10		AC				1.00		1.00		1.00		370.00		370.00		2,997															
REVIEW DATE		02/06/2024		BY		WWA		Total Acres: 331.94		Total Land Value: 345,000		Market: 796,100		Agricultural: 93,400		Common: 251,600		PRINTED 08/06/2024 BY SYS																															

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