PT NW1/4 OF NW1/4 & PT NE1/4
OF NW1/4 OF SEC 19-1N-23E
IN OR 1453/85 BEING PARCELS

REED ROBERT D
3761 ORTEGA BLVD
JACKSONVILLE, FL 32210

2024

19-1N-23-0000-0004-0000

NASSAU COUNTY PROPERTY

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

15410 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	531,400
TOTAL MARKET VALUE	387,560
SOH/AGL Deduction	118,041
ASSESSED VALUE	269,519
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	269,519
TOTAL JUST VALUE	531,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	531,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E962778	CHNGE SRVC	200	05/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2198/1304	5/23/2018	WD	U	V	37	155,500
GRANTOR: ALLEN RONALD H ET AL						
GRANTEE: REED ROBERT DALTON						
1453/0085	10/18/2006	WD	Q	I		760,000
GRANTOR: WILLIAMS BETTY J						
GRANTEE: REED ROBERT D						

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	009900	C	AC NON-AG	0	0004	OR	0.00	0.00	46.20	AC		1.00	1.00	1.00	8,000.00	8,000.00	369,600							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	32.36	AC		1.00	1.00	1.00	555.00	555.00	17,960							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	32.36	AC		1.00	1.00	1.00	5,000.00	5,000.00	161,800							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 78.56 Total Land Value: 387,560 Market: 161,800 Agricultural: 17,960 Common: 369,600 PRINTED 08/06/2024 BY SYS