N1/2 OF NE1/4
IN OR 715 PG 721
EX PT DB 210/364

CANNON LESLIE/SEMONES LANSFORD R ETAL
549 BROCKHAM DR
JACKSONVILLE, FL 32221

2024

21-2S-23-0000-0001-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

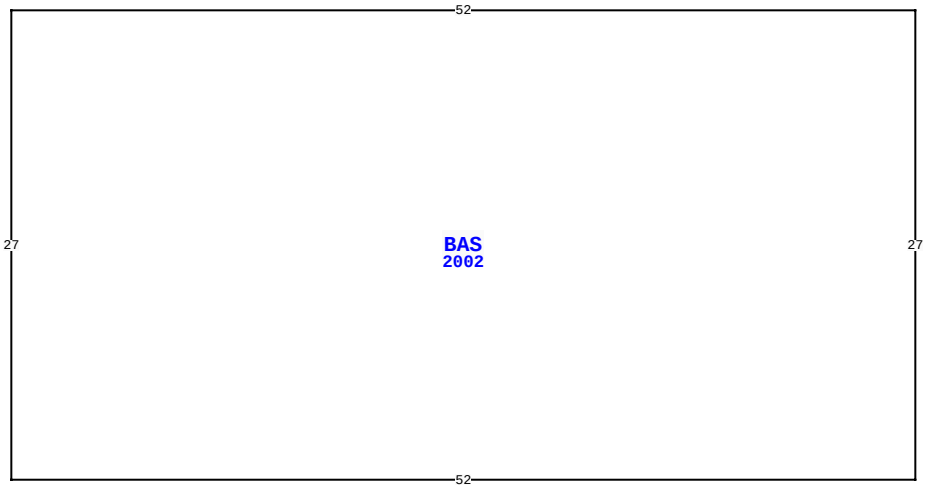
DOR CODE 5901 HARDWOOD SI 70-79
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	29,071
TOTALS	1,404		1,404	29,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,404	98.6000	69.02	96,904	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1404 HX Base Yr



2501 RED FOX LN, BRYCEVILLE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/07/2024 DC
INC DATE		AG DATE	04/07/2024 DC

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	1242	WD DECK A	0	0	12	7	84.00	SF	10.00	10.00	100	1999	1999	3	20	168	
2	0681	POLE SHED	0	0	28	24	672.00	SF	15.00	15.00	100	2008	2008	3	52	5,242	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	474,125
TOTAL MARKET OB/XF VALUE	5,410
TOTAL LAND VALUE - MARKET	508,400
TOTAL MARKET VALUE	608,568
SOH/AGL Deduction	29,713
ASSESSED VALUE	578,855
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	578,855
TOTAL JUST VALUE	987,935
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	749,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C11729	CO ISSUED	0	02/04/2010
E17974	ELEC OTHER	0	08/01/2006
M10543	MECH OTHER	0	10/01/2005
B0311729	NEW CONSTR	238,242	09/01/2003
W030135	NEW CONSTR	0	08/01/2003
MH971860	MH MOVE-ON	0	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/0760	10/27/2021	FJ	U	I	11	100
GRANTOR: SEMONES RAY EST						
GRANTEE: SEMONES LANSFORD R						
2284/0099	5/28/2019	WD	U	I	11	100
GRANTOR: SEMONES MARGARET ANN						
GRANTEE: CANNON LESLIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W52 S27 E52 N27$.

LAND DESCRIPTION

TOTAL OB/XF 5,410

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	0004	OR	0.00	0.00	6.20	AC		1.00	1.00	1.00	19,000.00	19,000.00	117,800							
2	005901	A	HARDWOOD SI	0		OR			12.00	AC		1.00	1.00	1.00	225.00	225.00	2,700							
3	005501	A	TIMB2-2 SI	0		OR			11.00	AC		1.00	1.00	1.00	545.00	545.00	5,995							
4	005500	A	TIMBER 2 SI	0		OR			3.60	AC		1.00	1.00	1.00	555.00	555.00	1,998							
5	005600	A	TIMBER 3 SI	0		OR			1.30	AC		1.00	1.00	1.00	415.00	415.00	540							
6	009910	M	MKT.VAL.AG	0		OR			27.90	AC		1.00	1.00	1.00	14,000.00	14,000.00	390,600							

REVIEW DATE 03/10/2020 BY TWA Total Acres: 34.10 Total Land Value: 129,033 Market: 390,600 Agricultural: 11,233 Common: 117,800 PRINTED 08/06/2024 BY SYS

N1/2 OF NE1/4
IN OR 715 PG 721
EX PT DB 210/364

CANNON LESLIE/SEMONES LANSFORD R ETAL
549 BROCKHAM DR
JACKSONVILLE, FL 32221

2024

21-2S-23-0000-0001-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

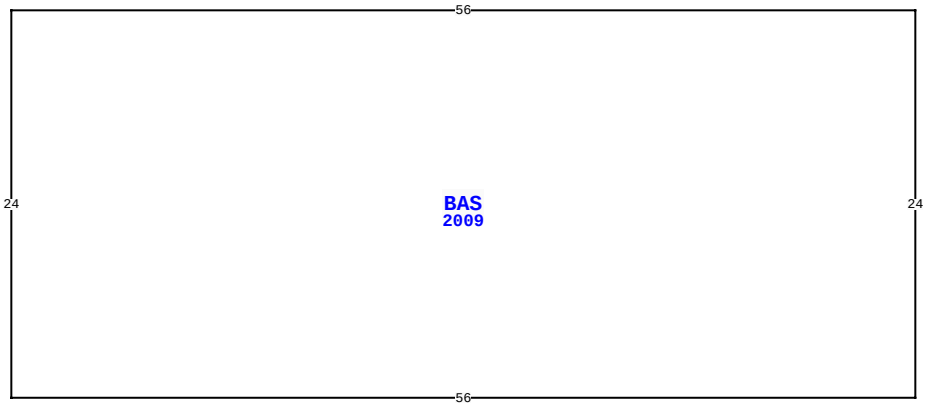
DOR CODE 5901 HARDWOOD SI 70-79
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	32,401
TOTALS	1,344		1,344	32,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,344	114.8000	80.36	108,004	1990	1990	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1344 HX Base Yr



NASSAU COUNTY PROPERTY

PAGE 2 of 3 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	474,125
TOTAL MARKET OB/XF VALUE	5,410
TOTAL LAND VALUE - MARKET	508,400
TOTAL MARKET VALUE	608,568
SOH/AGL Deduction	29,713
ASSESSED VALUE	578,855
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	578,855
TOTAL JUST VALUE	987,935
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	749,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2525/0760	10/27/2021	FJ	U	I	11	100
GRANTOR: SEMONES RAY EST						
GRANTEE: SEMONES LANSFORD R						
2284/0099	5/28/2019	WD	U	I	11	100
GRANTOR: SEMONES MARGARET ANN						
GRANTEE: CANNON LESLIE						

2501 RED FOX LN, BRYCEVILLE

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/07/2024 DC
INC DATE			AG DATE	04/07/2024 DC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W56 S24 E56 N24$.

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

REVIEW DATE 03/10/2020 BY TWA Total Acres: 34.10 Total Land Value: 129,033 Market: 390,600 Agricultural: 11,233 Common: 117,800 PRINTED 08/06/2024 BY SYS

N1/2 OF NE1/4
IN OR 715 PG 721
EX PT DB 210/364

CANNON LESLIE/SEMONES LANSFORD R ETAL
549 BROCKHAM DR
JACKSONVILLE, FL 32221

2024

21-2S-23-0000-0001-0010

BUILDING CHARACTERISTICS

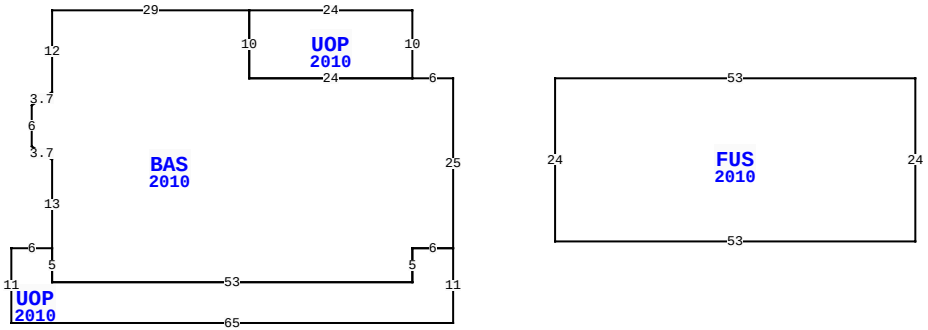
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	5901	HARDWOOD SI 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
BAS	2,054	100	2,054	244,685
FUS	1,272	100	1,272	151,529
UOP	240	20	48	5,718
UOP	450	20	90	10,722
TOTALS	4,016		3,464	412,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,464	101.3840	126.73	438,993	2010	2010	0	0	0	6.00	94.00

3 SNGL FAM – 0% - 0 Heated Area: 3326 HX Base Yr



2501 RED FOX LN, BRYCEVILLE

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/07/2024 DC
INC DATE			AG DATE	04/07/2024 DC

NASSAU COUNTY PROPERTY

PAGE 3 of 3 6

VALUATION SUMMARY

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Tax Group: 6	Tax Dist:
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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	749,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: SEMONES RAY EST						
GRANTEE: SEMONES LANSFORD R						
2284/0099	5/28/2019	WD	U	I	11	100
GRANTOR: SEMONES MARGARET ANN						
GRANTEE: CANNON LESLIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W6 UOP=[YR=2010] N10 W24 S10 E24$ W24 N10 W29 S12 D2 L3 S6 D2 R3 S13 UOP=[YR=2010] W6 S11 E65 N11 W6 S5 W53 N5$ S5 E53 N5 E6 N25$ PTR=E15 FUS=[YR=2010] E53 S24 W53 N24$ W15$.

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

REVIEW DATE 03/10/2020 BY TWA Total Acres: 34.10 Total Land Value: 129,033 Market: 390,600 Agricultural: 11,233 Common: 117,800 PRINTED 08/06/2024 BY SYS