PT OF SW1/4 OF SEC 21-2S-23E
IN OR 2138/870
{R672471 & R672472}

CASSIDY DORAN R
2493 CANAL ROAD
JACKSONVILLE, FL 32234

2024

21-2S-23-0000-0007-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
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
Quality	06	Quality Level 06

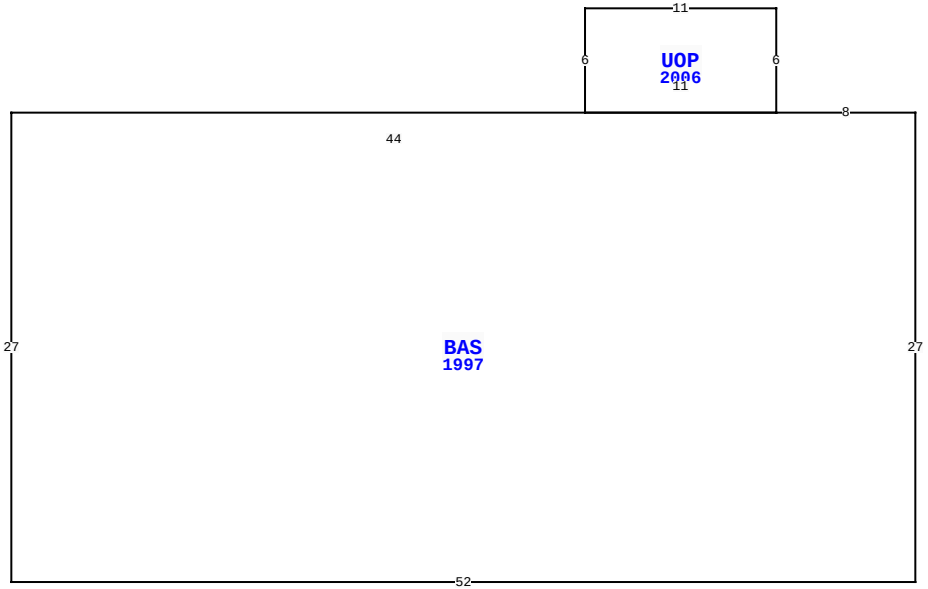
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	104,562
UOP	66	25	16	1,192
TOTALS	1,470		1,420	105,753

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,420	160.1600	120.12	170,570	1996	2008	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2018 Heated Area: 1404 HX Base Yr 2018



2493 CANAL RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		105,753
TOTAL MARKET OB/XF VALUE		1,501
TOTAL LAND VALUE - MARKET		94,750
TOTAL MARKET VALUE		202,004
SOH/AGL Deduction		84,709
ASSESSED VALUE		117,295
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		67,295
TOTAL JUST VALUE		202,004
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26452	ADDITION	16,154	09/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2138/0870	7/28/2017	WD	Q	I	02	128,000
GRANTOR: PERKINS KENNETH S						
GRANTEE: CASSIDY DORAN R						
1669/0946	12/15/2009	WD	U	I	12	81,400
GRANTOR: AMERICAN GENERAL HOME						
GRANTEE: PERKINS KENNETH S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W8 UOP=[YR=2006] N6 W11 S6 E11$ W44 S27 E52 N27$.

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	0681	POLE SHED	0	100	10	15	150.00	SF	15.00	15.00	100	1990	1990	3	20	450	
2	0810	CONCRETE A	0	100	0	0	231.00	SF	6.50	6.50	100	1995	1995	3	70	1,051	

LAND DESCRIPTION

TOTAL OB/XF 1,501

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	3.79	AC		1.00	1.00	1.00	25,000.00	25,000.00	94,750							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 3.79 Total Land Value: 94,750 Market: 0 Agricultural: 0 Common: 94,750 PRINTED 08/06/2024 BY SYS