

PARCELS 1-8 & 2-2
R107093 & R107094
IN OR 1829/410

KASSAB SALIM/KASSAB ZAHER
750 EDGEWOOD AVE N
JACKSONVILLE, FL 32254

2024

23-1N-23-0000-0001-0080



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 05 AVERAGE 100										0820 02 1,344 110.5000 77.35 103,958 1976 1976 0 0 0 70.00 30.00										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 M/H 93- - 0% - 0 Heated Area: 1344 HX Base Yr										Tax Group: 6 Tax Dist:									
Roof Cover 03 COMP SHNGL 100										24 56 24 56 BAS 1993										BUILDING MARKET VALUE 31,187									
Interior Wall 04 PLYWOOD 100																				TOTAL MARKET OB/XF VALUE 1,800									
Interior Floo 07 CORK/VTILE 50																				TOTAL LAND VALUE - MARKET 352,940									
Interior Floo 14 CARPET 50																				TOTAL MARKET VALUE 385,927									
Air Condition 02 WINDOW 100																				SOH/AGL Deduction 173,441									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 212,486									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE 0									
Bathrooms 2 100																				BASE TAXABLE VALUE 212,486									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 385,927									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100										INCOME VALUE																			
BUD8 Adjustme 06 DIST 1D 100										PREVIOUS YEAR MKT VALUE 383,698																			
Quality 03 Quality Level 03																													
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 1,344 100 1,344 31,187																													
TOTALS 1,344 1,344 31,187																													
EXTRA FEATURES										13375 CR 121, BRYCEVILLE																			
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										BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE																			
1 0681 POLE SHED 0 0 25 24 600.00 SF 15.00 15.00 100 1990 1990 3 20 1,800										05/19/2023 MLU																			
LAND DESCRIPTION										TOTAL OB/XF 1,800																			
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																													
1 000115 C SFR ACRES 0 0004 OR 0.00 0.00 25.21 AC 1.00 1.00 1.00 14,000.00 14,000.00 352,940																													
REVIEW DATE 08/21/2019 BY TWA										Total Acres: 25.21 Total Land Value: 352,940 Market: 0 Agricultural: 0 Common: 352,940 PRINTED 08/06/2024 BY SYS																			