LOT 104
IN OR 1912/113
DEEP CREEK PLANTATION PB 7/239

KELLY MICHAEL DAVID & MARGO P/
4250 ORTEGA FOREST DR
JACKSONVILLE, FL 32210

2024

23-1N-23-034D-0104-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9006.00		

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

13102 CHARLEMAGNE CT, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/28/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,250
TOTAL MARKET VALUE	80,250
SOH/AGL Deduction	2,360
ASSESSED VALUE	77,890
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,890
TOTAL JUST VALUE	80,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1912/0113	4/01/2014	WD	Q	V	01	57,000
GRANTOR: FLORIDA DEEP CREEK PL						
GRANTEE: KELLY MICHAEL DAVID						
1893/0699	12/12/2013	SW	U	V	12	1,100,000
GRANTOR: FLORIDA BANK						
GRANTEE: FLORIDA DEEP CREEK						

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	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	2.99	AC		1.00	1.00	1.00	24,000.00	24,000.00	71,760							
2	009605	C	WETLANDS	0	0006	OR	0.00	0.00	2.83	AC		1.00	1.00	1.00	3,000.00	3,000.00	8,490							

REVIEW DATE 03/28/2024 BY MLU Total Acres: 5.82 Total Land Value: 80,250 Market: 0 Agricultural: 0 Common: 80,250 PRINTED 08/06/2024 BY SYS