PT OF SEC 23-4N-23E
IN OR 2718/1826

TODD CARLA
156 W 66TH STREET
JACKSONVILLE, FL 32208

**2024**

**23-4N-23-0000-0002-0020**

## NASSAU COUNTY PROPERTY



### 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 | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

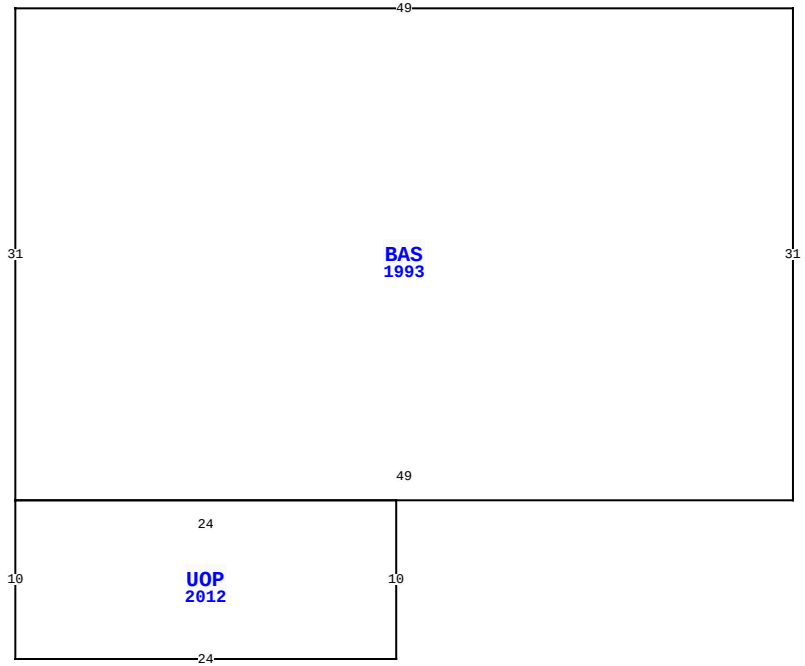
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,519 | 100 | 1,519 | 120,971 |
| UOP | 240 | 20 | 48 | 3,822 |
| TOTALS | 1,759 | | 1,567 | 124,794 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,567 | 108.1710 | 102.76 | 161,025 | 1942 | 1962 | 0 | 0 | 0 | 22.50 | 77.50 |

1 SINGLE FAM – 0% - 2023 Heated Area: 1519 HX Base Yr




281799 SUNDBERG RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 124,794 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 195,130 |
| TOTAL MARKET VALUE | 319,924 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 319,924 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 319,924 |
| TOTAL JUST VALUE | 319,924 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 201,482 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 00 | NEW CONSTR | 54,165 | 11/11/1993 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2718/1826 | 6/23/2023 | QC | U | I | 11 | 100 |
| GRANTOR: TODD CARLA & ANGELA B | | | | | | |
| GRANTEE: TODD CARLA | | | | | | |
| 2582/1814 | 8/02/2022 | FJ | U | V | 11 | 0 |
| GRANTOR: SOLOMON LINDER FAYE E | | | | | | |
| GRANTEE: BLACK ANGELA M | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W49 S31 UOP=[YR=2012] S10 E24 N10 W24$ E49 N31$.

### 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 | 0005 | OR | 0.00 | 0.00 | 10.27 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 195,130 | | | | | | | |

REVIEW DATE 07/10/2024 BY WWA Total Acres: 10.27 Total Land Value: 195,130 Market: 0 Agricultural: 0 Common: 195,130 PRINTED 08/06/2024 BY SYS