

**WATSON DOROTHY L L/E/
2379 JAYSON AVE
JACKSONVILLE, FL 32208**

2024

24-1N-24-0750-0003-0060

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JACKSONVILLE, FL 32208

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BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

25MOD METAL 100

Roof Structur

03GABLE/HIP 100

Roof Cover

01MINIMUM 100

Interior Wall

04PLYWOOD 100

Interior Floo

14CARPET 70

Interior Floo

08SHT VINYL 30

Air Condition

01NONE 100

Heating Type

04AIR DUCTED 100

Bedrooms

2100

Bathrooms

2100

Frame

02WOOD FRAME 100

Stories

00100

Units

0100

Quality

03Quality Level 03

DOR CODE

0200MOBILE HOME

MAP NUM

MKT AREA08

NEIGHBORHOOD/LOC

8005.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

924

100

924

17,425

TOTALS

924

924

17,425

EXTRA FEATURES

43014 WATSON WAY, CALLAHAN

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/XF0

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

06/07/2022

BY

TWA

Total Acres:

15.99

Total Land Value:

239,850

Market:

0

Agricultural:

0

Common:

239,850

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% CONDTOTAL

08200292489.800062.8658,083198519850070.0030.00

2 M/H 93- - 0% - 0Heated Area: 924HX Base YrBAS2016

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

32,91324,465239,850297,228126,066171,1620171,162297,22800295,599

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

2723/11397/08/2024QC U I 11100

GRANTOR: WATSON DOROTHY L

GRANTEE: BACHMANN DYLAN BLAK

0453/05974/26/1985WD U V48,000

GRANTOR: THE HILLS AT THOMAS C

GRANTEE: WATSON JOHNNY WAYNE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W66 S14 E66 N14\$.