BLOCK 3 PT LOT 17
IN OR 2719/1463
HILLS AT THOMAS CREEK PB 5/65

DAVIS TRINA LOUISE & MICHAEL RAYMOND
13660 WOODLAND DR
JACKSONVILLE, FL 32218

2024

24-1N-24-0750-0003-0172

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

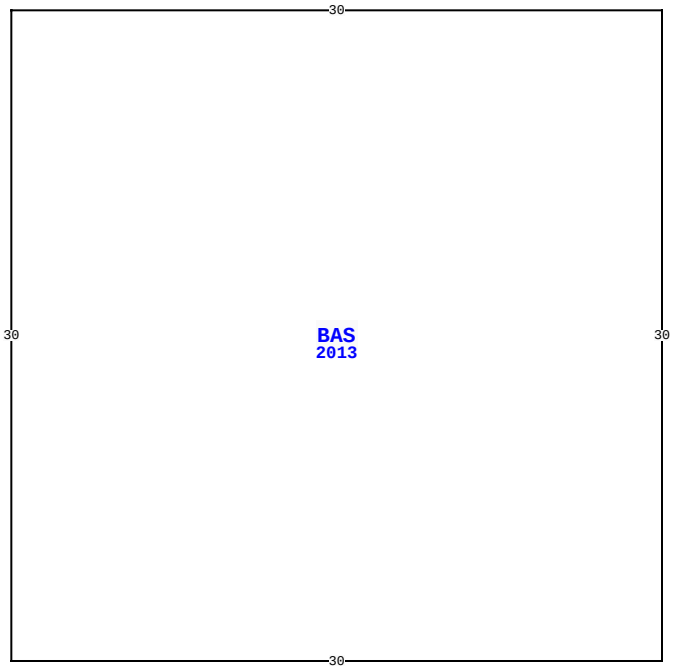
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	17,414
TOTALS	900		900	17,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	900	62.1000	21.74	19,566	2013	2013	0	0	0	11.00	89.00

1 GARAGE RES – 0% - 2024 Heated Area: 900 HX Base Yr



43269 BENBRANCH FARM LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	17,414
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	32,100
TOTAL MARKET VALUE	49,514
SOH/AGL Deduction	0
ASSESSED VALUE	49,514
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,514
TOTAL JUST VALUE	49,514
NCON VALUE	17,414
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2719/1463	6/05/2024	QC	U	V	11	100

GRANTOR: MCDONALD DANA EDWARD
GRANTEE: DAVIS TRINA LOUISE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=50,10] E30 S30 W30 N30 $
.

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	0007	OR	0.00	0.00	1.07	AC		1.00	1.00	1.00	30,000.00	30,000.00	32,100							

REVIEW DATE 06/21/2024 BY WWA Total Acres: 1.07 Total Land Value: 32,100 Market: 0 Agricultural: 0 Common: 32,100 PRINTED 08/06/2024 BY SYS