

BLOCK B LOT 2
IN OR 2169/1108
MCCULLY FOREST 8/191

HOLBROOK JAMIE
4403 GRAN MEADOWS LANE NORTH
JACKSONVILLE, FL 32258

2024

25-2N-23-0175-000B-0020



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 90		
Exterior Wall	21	STONE 10		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	13	LVT/LAMNT 100		
Interior Floor	01	NONE 0		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	4	100		
Bathrooms	4	100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units	0	0 100		
Quality	01	Quality Level 01		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	09	
NEIGHBORHOOD/LOC	9010.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,784	100	2,784	376,703
FGR	936	55	515	69,685
FOP	40	30	12	1,624
FOP	88	30	26	3,518
FOP	320	30	96	12,990
FUS	586	100	586	79,292
STR	56	10	6	812
TOTALS	4,810		4,025	544,623

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	4,025	90.2088	135.31	544,623	2023	2023	0	0	0	0.00	100.00
1 SFR CUST - 0% - 2024												
Heated Area: 3370												
HX Base Yr												