

PARCELS 5-4 & 6  
IN OR 2167/1369 &  
RESOLUTION #2001-125 TO VACATE

MERLO MARCOS E & DENISE M  
3164 BRETTUNGAR DRIVE  
JACKSONVILLE, FL 32246

2024

26-2N-24-0000-0005-0040



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD CONSTRUCTION   |
| Exterior Wall            | 05 AVERAGE 80     |
| Exterior Wall            | 19 COMMON BRK 20  |
| Roof Structure           | 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            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 3 100             |
| Bathrooms                | 2.5 100           |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 1. 1. 100         |
| Units                    | 0 100             |
| BUD8 Adjustme            | 06 DIST 1D 100    |
| Occupancy                | 00 NONE 100       |

|          |                     |
|----------|---------------------|
| Quality  | 04 Quality Level 04 |
| DOR CODE | 0100 SINGLE FAMILY  |

|         |          |    |
|---------|----------|----|
| MAP NUM | MKT AREA | 08 |
|---------|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 8001.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,932            | 100         | 1,932        | 222,853              |
| FCP       | 720              | 25          | 180          | 20,763               |
| FGR       | 440              | 55          | 242          | 27,914               |
| FOP       | 126              | 30          | 38           | 4,383                |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 3,218 | 2,392 | 275,914 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 0   | 0  | 0  | 1.00     | UT | 3,500.00 |
| 2              | 0810       | CONCRETE A  | 0   | 0   | 0  | 0  | 198.00   | SF | 6.50     |
| 3              | 0811       | CONCRETE B  | 0   | 0   | 0  | 0  | 555.00   | SF | 5.20     |
| 4              | 0510       | GARAGE WD-  | 0   | 0   | 24 | 16 | 384.00   | SF | 28.00    |
| 5              | 0681       | POLE SHED   | 0   | 0   | 24 | 8  | 192.00   | SF | 15.00    |
| 6              | 0681       | POLE SHED   | 0   | 0   | 24 | 8  | 192.00   | SF | 15.00    |
| 7              | 0350       | CARPORT WD  | 0   | 0   | 21 | 20 | 420.00   | SF | 8.58     |
| 8              | 0803       | ASPHALT C   | 0   | 0   | 0  | 0  | 2,468.00 | SF | 2.00     |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000115   | C   | SFR ACRES            | 0   | 0006 | OR       | 0.00  | 0.00  | 1.99        |
| 2                | 000115   | C   | SFR ACRES            | 0   | 0006 | OR       | 0.00  | 0.00  | 0.11        |

| MARKET ADJUSTMENTS  |     |           |             |                |                |      |      |      |      |       |        |
|---------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0900                | 01  | 2,392     | 114.6306    | 143.29         | 342,750        | 1979 | 1984 | 0    | 0    | 19.50 | 80.50  |
| 1 SNGL FAM - 0% - 0 |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 1932   |     |           |             |                |                |      |      |      |      |       |        |
| HX Base Yr          |     |           |             |                |                |      |      |      |      |       |        |
|                     |     |           |             |                |                |      |      |      |      |       |        |

|                          |          |           |            |     |
|--------------------------|----------|-----------|------------|-----|
| 35056 KEITH RD, CALLAHAN | BLD DATE | LGL DATE  | 06/13/2023 | MLU |
|                          | XF DATE  | LAND DATE |            |     |
|                          | INC DATE | AG DATE   |            |     |

| 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 |
|-----|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0500       | FP-PRE FAB  | 0   | 0   | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1980    | 1980        | 3 | 46.5   | 1,628           |       |
| 2   | 0810       | CONCRETE A  | 0   | 0   | 0  | 0  | 198.00   | SF | 6.50     | 6.50           | 100       | 1980    | 1980        | 3 | 32.5   | 418             |       |
| 3   | 0811       | CONCRETE B  | 0   | 0   | 0  | 0  | 555.00   | SF | 5.20     | 5.20           | 100       | 1990    | 1990        | 3 | 59.5   | 1,717           |       |
| 4   | 0510       | GARAGE WD-  | 0   | 0   | 24 | 16 | 384.00   | SF | 28.00    | 28.00          | 100       | 2001    | 2001        | 3 | 29     | 3,118           |       |
| 5   | 0681       | POLE SHED   | 0   | 0   | 24 | 8  | 192.00   | SF | 15.00    | 15.00          | 100       | 2001    | 2001        | 3 | 29     | 835             |       |
| 6   | 0681       | POLE SHED   | 0   | 0   | 24 | 8  | 192.00   | SF | 15.00    | 15.00          | 100       | 2001    | 2001        | 3 | 29     | 835             |       |
| 7   | 0350       | CARPORT WD  | 0   | 0   | 21 | 20 | 420.00   | SF | 8.58     | 8.58           | 100       | 1996    | 1996        | 3 | 20     | 721             |       |
| 8   | 0803       | ASPHALT C   | 0   | 0   | 0  | 0  | 2,468.00 | SF | 2.00     | 2.00           | 100       | 2006    | 2006        | 3 | 58     | 2,863           |       |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             | 12,135    |     |          |        |         |            |                |            |                             |      |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR |
| 1           | 000115   | C   | SFR ACRES            | 0   | 0006 | OR       | 0.00  | 0.00  | 1.99        | AC        |     | 1.00     | 1.00   | 1.00    | 30,000.00  | 30,000.00      | 59,700     |                             |      |
| 2           | 000115   | C   | SFR ACRES            | 0   | 0006 | OR       | 0.00  | 0.00  | 0.11        | AC        |     | 1.00     | 1.00   | 1.00    | 30,000.00  | 30,000.00      | 3,300      |                             |      |

| NASSAU COUNTY PROPERTY    |  |              |  | PAGE 1 of 1 | 6 |
|---------------------------|--|--------------|--|-------------|---|
| VALUATION SUMMARY         |  |              |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 6 |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  |              |  | 275,914     |   |
| TOTAL MARKET OB/XF VALUE  |  |              |  | 12,135      |   |
| TOTAL LAND VALUE - MARKET |  |              |  | 63,000      |   |
| TOTAL MARKET VALUE        |  |              |  | 351,049     |   |
| SOH/AGL Deduction         |  |              |  | 74,258      |   |
| ASSESSED VALUE            |  |              |  | 276,791     |   |
| TOTAL EXEMPTION VALUE     |  |              |  | 0           |   |
| BASE TAXABLE VALUE        |  |              |  | 276,791     |   |
| TOTAL JUST VALUE          |  |              |  | 351,049     |   |
| NCON VALUE                |  |              |  | 0           |   |
| INCOME VALUE              |  |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  |              |  | 338,675     |   |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| E14805     | ELEC OTHER  | 700   | 04/01/2005 |
| R07421     | REPAIR/RRF  | 2,000 | 04/01/2005 |
| B0108455   | XFOB        | 9,600 | 06/01/2001 |

| SALES DATA                   |            |           |     |     |        |            |
|------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2167/1369                    | 12/29/2017 | WD        | Q   | I   | 01     | 185,000    |
| GRANTOR: HARPER SANDRA K     |            |           |     |     |        |            |
| GRANTEE: MERLO MARCOS E & DE |            |           |     |     |        |            |
| 1129/0102                    | 4/10/2003  | QC        | U   | I   | 01     | 100        |
| GRANTOR: HARPER CLARENCE J   |            |           |     |     |        |            |
| GRANTEE: HARPER CLARENCE J & |            |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                             |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FCP=[YR=2005] W24 BAS=[YR=1993] W62 S4 W16 S32 E16<br>FOP=[YR=1993] E21 N6 W21 S6 \$ N6 E40 FGR=[YR=1993] E22 N20<br>W22 S20 \$ N20 E22 N10 \$ S30 E24 N30 \$ . |  |  |  |  |  |  |  |  |  |