IN OR 2432/98
PARCEL 9-1 SEC 27 &
PARCEL 61-11 SEC 40

JACKSONVILLE SENIOR LIVING LLC
7560 RIVER RD
FLUSHING, MI 48433

2024

27-2N-28-0000-0009-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/29/2017 MF
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,382,400
TOTAL MARKET VALUE	1,382,400
SOH/AGL Deduction	0
ASSESSED VALUE	1,382,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,382,400
TOTAL JUST VALUE	1,382,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,382,400

84,157 HTD/ 107 BED ASSISTED LIVING AND MEMORY CAR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006384	SWIM POOL	117,000	04/22/2022
22004510	NEW CONSTR-ASSIST	14,517,266	03/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2432/0098	2/05/2021	WD	Q	V	01	1,700,000
GRANTOR: ALLISON ROBERT S & CA						
GRANTEE: JACKSONVILLE SENIOR						
2251/0612	1/28/2019	WD	U	V	11	100
GRANTOR: CRISP DAVID TRUSTEE B						
GRANTEE: CHRISTWALK CHURCH O						

BUILDING NOTES

BUILDING DIMENSIONS

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	001000	C	COMMERCIAL	0		CN	0.00	0.00	10.24	AC		1.00	1.00	1.00	135,000.00	135,000.00	1,382,400							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 10.24 Total Land Value: 1,382,400 Market: 0 Agricultural: 0 Common: 1,382,400 PRINTED 08/06/2024 BY SYS