

PT OF SW1/4 OF SE1/4
IN OR 2703/1093
EX 4-6

ALOHOMORA LLC
4440 MERRIMAC AVE
JACKSONVILLE, FL 32210

2024

27-3N-25-0000-0004-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	53,089
TOTALS	2,052		2,052	53,089

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	2.56	AC	

REVIEW DATE 03/13/2024 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM
0800	02	2,052	123.2000	92.40	189,605	2001	2001	0	0	20	52.00
1 M/H 94+ - 100% - 2013											
Heated Area: 2052											
HX Base Yr 2013											

56101 ALLYSA LN, CALLAHAN											
BAS 2001											

TOTAL OB/XF											
2,975											

TOTAL OB/XF											
2,975											

Total Acres: 2.56 Total Land Value: 89,600 Market: 0 Agricultural: 0 Common: 89,600

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		53,089	
TOTAL MARKET OB/XF VALUE		2,975	
TOTAL LAND VALUE - MARKET		89,600	
TOTAL MARKET VALUE		145,664	
SOH/AGL Deduction		60,864	
ASSESSED VALUE		84,800	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		34,800	
TOTAL JUST VALUE		145,664	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		176,783	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013552	MH MOVE-ON	0	07/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2703/1093	3/29/2024	WD U	I	I	37
GRANTOR: SCARBOROUGH HANNAH &					
GRANTEE: ALOHOMORA LLC					
2583/1468	8/05/2022	WD U	I	I	11
GRANTOR: WEINER HANNAH R					
GRANTEE: SCARBOROUGH HANNAH					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W76 S27 E76 N27\$.											

YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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