LOTS 1 THRU 3 W OF R/W
EX R/W OR 252/584
EX R/W IN OR 785/991

SORENSEN HENRY SCOTT/SORENSEN ELIZABETH B
3737 CATTAIL DRIVE S
JACKSONVILLE, FL 32223

2024

28-4N-24-2020-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

MURRHEE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	231,616
TOTAL MARKET VALUE	231,616
SOH/AGL Deduction	91,488
ASSESSED VALUE	140,128
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,128
TOTAL JUST VALUE	231,616
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2273/1601	5/13/2019	QC	U	V	11	100
GRANTOR: EXCEL ROOFING CONTRAC						
GRANTEE: SORENSEN HENRY SCOT						
1894/1161	12/11/2013	WD	Q	V	01	89,000
GRANTOR: COMOESPLANADE LLC						
GRANTEE: EXCEL ROOFING CONTR						

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	009900	C	AC NON-AG	0	0006	OR	0.00	0.00	20.68	AC		1.00	1.00	0.80	14,000.00	11,200.00	231,616							

REVIEW DATE 05/22/2023 BY MLU Total Acres: 20.68 Total Land Value: 231,616 Market: 0 Agricultural: 0 Common: 231,616 PRINTED 08/06/2024 BY SYS