BLOCK 4 PT LOTS 3 & 6
IN OR 2672/448
E H BRADDOCK ADD TO TOWN OF CALL

JOHNS ETHAN R
1338 SORRELLS COURT
JACKSONVILLE, FL 32221

2024

29-2N-25-3160-0004-0063

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

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

45126 BOOTH ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	38,500
SOH/AGL Deduction	0
ASSESSED VALUE	38,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,500
TOTAL JUST VALUE	38,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B-4722	SFR	150,000	11/24/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2672/448	9/29/2023	SW	Q	V	01	52,000
GRANTOR: CLASS INVESTMENTS COM						
GRANTEE: JOHNS ETHAN R						
2547/1304	3/08/2022	WD	Q	V	03	170,000
GRANTOR: BRADDOCK DONALD G & L						
GRANTEE: CLASS INVESTMENTS C						

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	000000	C	VAC RES	0			55.00	257.00	55.00	FF		1.00	1.00	1.00	700.00	700.00	38,500							

REVIEW DATE 04/17/2024 BY TW Total Acres: 0.00 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 08/06/2024 BY SYS