GOVT LOT 4 OF SEC 29-3N-23E
IN OR 1999/931

121 NORTH LLC
4952 RIVER BASIN DR S
JACKSONVILLE, FL 32207

2024

29-3N-23-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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

CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/28/2021 MF
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	316,800
TOTAL MARKET VALUE	15,195
SOH/AGL Deduction	0
ASSESSED VALUE	15,195
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,195
TOTAL JUST VALUE	316,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	316,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1999/0931	8/26/2015	TD	Q	V	01	199,800
GRANTOR: LASSERRE ELMER EUGENE						
GRANTEE: 121 NORTH LLC						
1657/1784	12/23/2009	QC	U	V	30	100
GRANTOR: LASSERRE ELMER EUGENE						
GRANTEE: LASSERRE ELMER EUGE						

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	27.00	AC		1.00	1.00	1.00	415.00	415.00	11,205							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	21.00	AC		1.00	1.00	1.00	190.00	190.00	3,990							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	48.00	AC		1.00	1.00	1.10	6,000.00	6,600.00	316,800							

REVIEW DATE 06/07/2021 BY TWA Total Acres: 48.00 Total Land Value: 15,195 Market: 316,800 Agricultural: 15,195 Common: 0 PRINTED 08/06/2024 BY SYS