LOTS 20 21 22 23 24 &
S-1 & S-2 OF LOT 24
IN OR 2229/568

DEBERRY FARMS LLC
11474 V C JOHNSON ROAD
JACKSONVILLE, FL 32218

2024

29-3N-24-2020-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

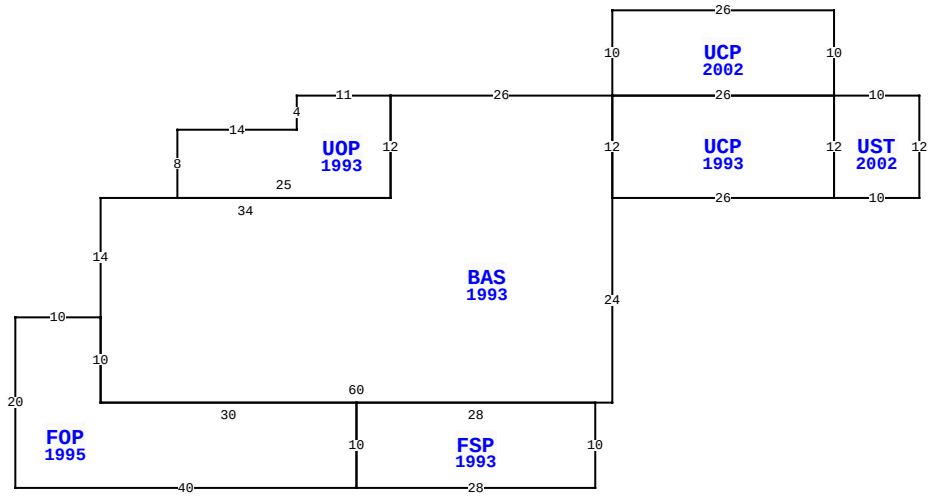
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,752	100	1,752	38,742
FOP	500	30	150	3,317
FSP	280	60	168	3,715
UCP	312	20	62	1,371
UCP	260	20	52	1,150
UOP	244	25	61	1,349
UST	120	55	66	1,460
TOTALS	3,468		2,311	51,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,311	105.3000	73.71	170,344	1974	1994	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1752 HX Base Yr



26245 CIRCLE T LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	206,157
TOTAL MARKET OB/XF VALUE	74,998
TOTAL LAND VALUE - MARKET	621,000
TOTAL MARKET VALUE	496,265
SOH/AGL Deduction	69,757
ASSESSED VALUE	426,508
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	426,508
TOTAL JUST VALUE	902,155
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	899,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006299	XFOB	77,280	07/20/2020
B0414273	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2229/0568	10/01/2018	WD	Q	I	01	400,000
GRANTOR: MCCALLUM LINDA F						
GRANTEE: DEBERRY FARMS LLC						
1910/1721	2/20/2014	QC	U	I	11	100
GRANTOR: MCCALLUM JOHN G						
GRANTEE: MCCALLUM LINDA F						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2002] N10 W26 S10 BAS=[YR=1993] W26 UOP=[YR=1993] W11 S4 W14 S8 E25 N12$ S12 W34 S14 FOP=[YR=1995] W10 S20 E40 FSP=[YR=1993] E28 N10 W28 S10$ N10 W30 N10$ S10 E60 N24 UCP=[YR=1993] E26 UST=[YR=2002] E10 N12 W10 S12$ N12 W26 S12$ N12$ E26 $.

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
1	0510	GARAGE WD-	0	0	16	24	384.00	SF	35.00	35.00	100	1988	1988	3	20	2,688	
2	0200	BARN WD 0-	0	0	32	34	1,736.00	SF	20.00	20.00	100	1980	1980	3	20	6,944	
3	0350	CARPORT WD	0	0	24	10	240.00	SF	8.58	8.58	100	1997	1997	3	20	412	
4	0681	POLE SHED	0	0	16	12	192.00	SF	15.00	15.00	100	1997	1997	3	25	720	
5	1242	WD DECK A	0	0	16	12	192.00	SF	10.00	10.00	100	1996	1996	3	20	384	
6	0681	POLE SHED	0	0	14	18	252.00	SF	15.00	15.00	100	1996	1996	3	24	907	
7	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
8	0681	POLE SHED	0	0	10	10	100.00	SF	15.00	15.00	100	1996	1996	3	24	360	
9	0752	USP	0	0	7	12	84.00	SF	15.00	15.00	100	1997	1997	3	25	315	
10	0811	CONCRETE B	0	0	27	20	540.00	SF	5.20	5.20	100	2002	2002	3	82	2,303	

TOTAL OB/XF 17,798

LAND DESCRIPTION

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	005000	C	RURAL HOME	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005000	C	RURAL HOME	0	0007	OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000							
3	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	23.00	AC		1.00	1.00	1.00	545.00	545.00	12,535							
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	225.00	225.00	1,575							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	30.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	420,000							

REVIEW DATE 10/14/2020 BY TW Total Acres: 40.00 Total Land Value: 215,110 Market: 420,000 Agricultural: 14,110 Common: 201,000 PRINTED 08/06/2024 BY SYS

LOTS 20 21 22 23 24 &
S-1 & S-2 OF LOT 24
IN OR 2229/568

DEBERRY FARMS LLC
11474 V C JOHNSON ROAD
JACKSONVILLE, FL 32218

2024

29-3N-24-2020-0020-0000

BUILDING CHARACTERISTICS

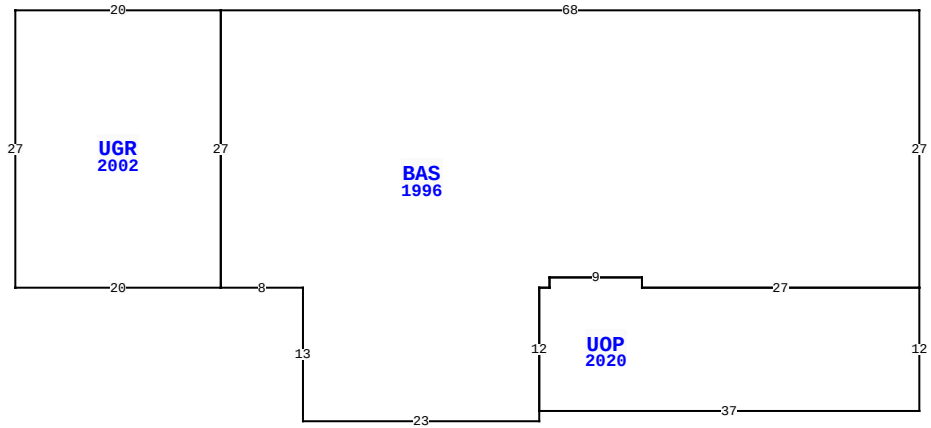
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,126	100	2,126	113,151
UGR	540	45	243	12,933
UOP	453	25	113	6,014
TOTALS	3,119		2,482	132,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,482	147.8400	110.88	275,204	1996	2001	0	0	0	52.00	48.00

2 M/H 94+ – 0% - 0 Heated Area: 2126 HX Base Yr



26245 CIRCLE T LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

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
11	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
12	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
13	0681	POLE SHED	0	0	24	32	768.00	SF	15.00	15.00	100	1995	1995	3	23	2,650	
14	0681	POLE SHED	0	0	8	8	64.00	SF	15.00	15.00	100	1995	1995	3	23	221	
15	0533	STBL CB FL	0	0	48	36	1,728.00	UT	60.00	60.00	100	2005	2005	3	40	41,472	
16	0752	USP	0	0	10	7	70.00	SF	15.00	15.00	100	2007	2007	3	48	504	
17	0752	USP	0	0	7	7	49.00	SF	15.00	15.00	100	2007	2007	3	48	353	

NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	206,157
TOTAL MARKET OB/XF VALUE	74,998
TOTAL LAND VALUE - MARKET	621,000
TOTAL MARKET VALUE	496,265
SOH/AGL Deduction	69,757
ASSESSED VALUE	426,508
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	426,508
TOTAL JUST VALUE	902,155
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	899,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2229/0568	10/01/2018	WD	Q	I	01	400,000
GRANTOR: MCCALLUM LINDA F						
GRANTEE: DEBERRY FARMS LLC						
1910/1721	2/20/2014	QC	U	I	11	100
GRANTOR: MCCALLUM JOHN G						
GRANTEE: MCCALLUM LINDA F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W68 UGR=[YR=2002] W20 S27 E20 N27$ S27 E8 S13 E23 N1 UOP=[YR=2020] E37 N12 W27 N1 W9 S1 W1 S12$ N12 E1 N1 E9 S1 E27 N27$.

LAND DESCRIPTION

TOTAL OB/XF 57,200

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

REVIEW DATE 10/14/2020 BY TW Total Acres: 40.00 Total Land Value: 215,110 Market: 420,000 Agricultural: 14,110 Common: 201,000 PRINTED 08/06/2024 BY SYS

LOTS 20 21 22 23 24 &
S-1 & S-2 OF LOT 24
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DEBERRY FARMS LLC
11474 V C JOHNSON ROAD
JACKSONVILLE, FL 32218

2024

29-3N-24-2020-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	01	NONE 80
Interior Floo	03	CONC FINSH 20
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

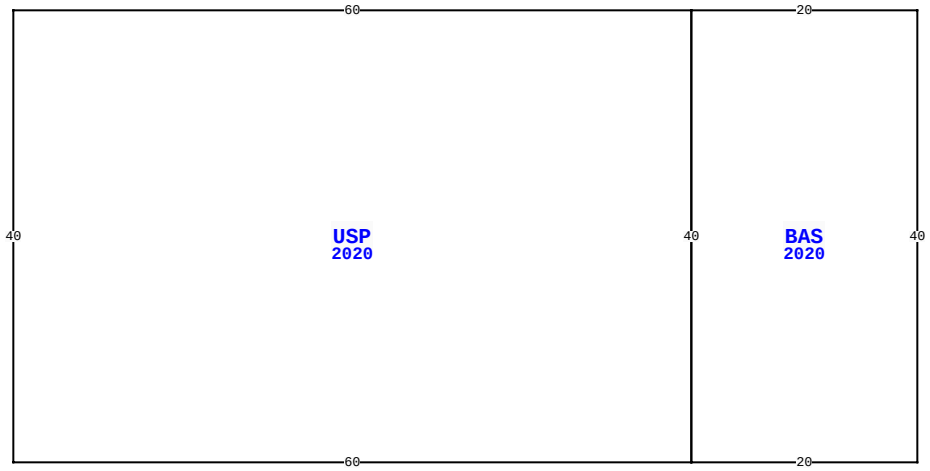
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	12,082
USP	2,400	30	720	10,874
TOTALS	3,200		1,520	22,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,520	44.4720	15.57	23,666	2020	2020	0	0	0	3.00	97.00

3 GARAGE RES – 0% - 0 Heated Area: 800 HX Base Yr



26245 CIRCLE T LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	206,157
TOTAL MARKET OB/XF VALUE	74,998
TOTAL LAND VALUE - MARKET	621,000
TOTAL MARKET VALUE	496,265
SOH/AGL Deduction	69,757
ASSESSED VALUE	426,508
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	426,508
TOTAL JUST VALUE	902,155
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	899,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2229/0568	10/01/2018	WD	Q	I	01	400,000
GRANTOR: MCCALLUM LINDA F						
GRANTEE: DEBERRY FARMS LLC						
1910/1721	2/20/2014	QC	U	I	11	100
GRANTOR: MCCALLUM JOHN G						
GRANTEE: MCCALLUM LINDA F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W20 USP=[YR=2020] W60 S40 E60 N40$ S40 E20 N40$.

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

REVIEW DATE 10/14/2020 BY TW Total Acres: 40.00 Total Land Value: 215,110 Market: 420,000 Agricultural: 14,110 Common: 201,000 PRINTED 08/06/2024 BY SYS