BLOCK 3 LOTS 4 & 5 & W 14
FT OF 3 & 6
PT OR 2503/1250

BARBER LOTTIE B & NOAH A SR/BARBER NOAH A JR
5994 SPLENDORA LN
JACKSONVILLE, FL 32219

2024

32-2N-25-2920-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

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

COMMANCHEE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	177,000
SOH/AGL Deduction	61,445
ASSESSED VALUE	115,555
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,555
TOTAL JUST VALUE	177,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	177,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21609	DEMOLITION	3,860	07/01/2008
B21620	DEMOLITION	4,000	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2503/1250	10/07/2021	WD	Q	V	01	150,000
GRANTOR: GRIFFIN GERALD R JR						
GRANTEE: BARBER LOTTIE B & N						
1883/0289	7/23/2013	PR	U	I	11	100
GRANTOR: GRIFFIN GERALD R JR P						
GRANTEE: GRIFFIN GERALD R JR						

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
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000001	C	V RS W/XFOB	0		OR	0.00	0.00	11.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	165,000							

REVIEW DATE 05/20/2021 BY KBA Total Acres: 11.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS