PT OR 791/7
EX ESMT OR 534/1142
PT OF DOT RETENTION AREA IN

LEE HOSUK KIM
10435 MIDTOWN PKWY #313
JACKSONVILLE, FL 32246

2024

33-1N-24-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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

12751 US HWY 301, BRYCEVILLE

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	6,000
TOTAL LAND VALUE - MARKET	395,275
TOTAL MARKET VALUE	65,737
SOH/AGL Deduction	2,783
ASSESSED VALUE	62,954
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,954
TOTAL JUST VALUE	401,275
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	401,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B98	OTHER	0	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0791/0007	4/22/1997	WD	U	V	09	145,000
GRANTOR: SPARKS THOMAS W						
GRANTEE: LEE JI SUNG & HOSUK						
0720/0511	12/16/1994	QC	U	V		100
GRANTOR: SPARKS ODESSA						
GRANTEE: SPARKS THOMAS W						

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	1999	1999	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	115.54	AC		1.00	1.00	1.00	415.00	415.00	47,949							
2	005100	A	CROPLAND1	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	375.00	375.00	7,500							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	22.57	AC		1.00	1.00	1.00	190.00	190.00	4,288							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	158.11	AC		1.00	1.00	1.00	2,500.00	2,500.00	395,275							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 158.11 Total Land Value: 59,737 Market: 395,275 Agricultural: 59,737 Common: 0 PRINTED 08/06/2024 BY SYS