

CARAGAN PROPERTIES LLC
216-B MCCARGO ST N
JACKSONVILLE, FL 32220

33-1N-24-2051-0014-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

0800

MDL

02

EFF. AREA

1,727

TOT ADJ PTS

122.0000

EFF. BASE RATE

91.50

REPL. COST NEW

158,020

AYB

1996

EYB

1996

ECON

0

FNCT

0

NORM

0 65.00

% COND

35.00

30

VINYL 100

03

GABLE/HIP 100

12

MODULAR MT 100

04

PLYWOOD 100

13

LVT/LAMNT 100

03

CENTRAL 100

04

AIR DUCTED 100

3

100

02

WOOD FRAME 100

1.

1. 100

0

100

03

Quality Level 03

0200

MOBILE HOME

MKT AREA

08

8001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,713

100

1,713

54,859

PTO

279

5

14

448

TOTALS

1,992

1,727

55,307

EXTRA FEATURES

12579 US HWY 301, BRYCEVILLE

L N

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

0500

FP-PRE FAB

0

0

0

0

1.00

UT

3,500.00

3,500.00

100

1996

1996

3

79

2,765

2

0812

CONCRETE C

0

0

0

0

2,877.00

SF

4.00

4.00

100

1997

1997

3

73

8,401

LAND DESCRIPTION

TOTAL OB/XF

11,166

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000102

C

SFR/MH

0

0004

OR

0.00

0.00

1.53

AC

1.00

1.00

1.00

30,000.00

30,000.00

45,900

REVIEW DATE

04/30/2019

BY

TWA

Total Acres:

1.53

Total Land Value:

45,900

Market:

0

Agricultural:

0

Common:

45,900

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

VALUATION BY

STANDARD

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

88,013

TOTAL MARKET OB/XF VALUE

11,166

TOTAL LAND VALUE - MARKET

45,900

TOTAL MARKET VALUE

145,079

SOH/AGL Deduction

0

ASSESSED VALUE

145,079

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

145,079

TOTAL JUST VALUE

145,079

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

149,810

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2344/0830

2/03/2020

WD

U

I

11

100

GRANTOR: MOODY KEISHA R & MIHC

GRANTEE: CARAGAN PROPERTIES

1670/0482

3/26/2010

WD

Q

I

05

85,000

GRANTOR: WHIDDON KENNY

GRANTEE: CREWS KEISHA R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W64 S27 E32 PTO=[YR=1996] S12 E22 N12 W4 N1 W15 S1 W3\$ E3 N1 E15 S1 E14 N27\$.

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BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

05

AVERAGE 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

03

CONC FINSH 100

Air Condition

99

N/A 100

Heating Type

N/A 100

Bedrooms

0 100

Bathrooms

0 100

Frame

WOOD FRAME 100

Stories

0

0 100

Units

0 100

Occupancy

00

NONE 100

Quality

04

Quality Level 04

DOR CODE

0200

MOBILE HOME

MAP NUM

MKT AREA

08

NEIGHBORHOOD/LOC

8001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,260

100

1,260

31,149

FOP

210

30

63

1,557

TOTALS

1,470

1,323

32,706

EXTRA FEATURES

L N

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

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

04/30/2019

BY

TWA

Total Acres:

1.53

Total Land Value:

45,900

Market:

0

Agricultural:

0

Common:

45,900

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ PTS

REPL. COST NEWAYB

EYEYECONFNCT

NORM% COND

650001

1,323

84.0840

29.43

38,936

2010

2010

0

0

16.00

84.00

2 GARAGE RES - 0% - 0

Heated Area: 1260

HX Base Yr

BAS
2013

FOP
2013

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/13/2023

MLU

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU

V I

RSN CD

SALE PRICE

2344/0830

2/03/2020

WD U

I

11

100

GRANTOR: MOODY KEISHA R & MIHC

GRANTEE: CARAGAN PROPERTIES

1670/0482

3/26/2010

WD Q

I

05

85,000

GRANTOR: WHIDDON KENNY

GRANTEE: CREWS KEISHA R

BUILDING NOTES

BAS=[YR=2013] W42 S30 FOP=[YR=2013] S5 E42 N5 W42\$ E42 N30\$.

BUILDING DIMENSIONS