LOT 3
OLD MILL OR 2351/678

NASWORTHY WILLIAM/NASWORTHY LUCILLE
11120 LOTHMORE ROAD
JACKSONVILLE, FL 32221

2024

35-3N-25-1815-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

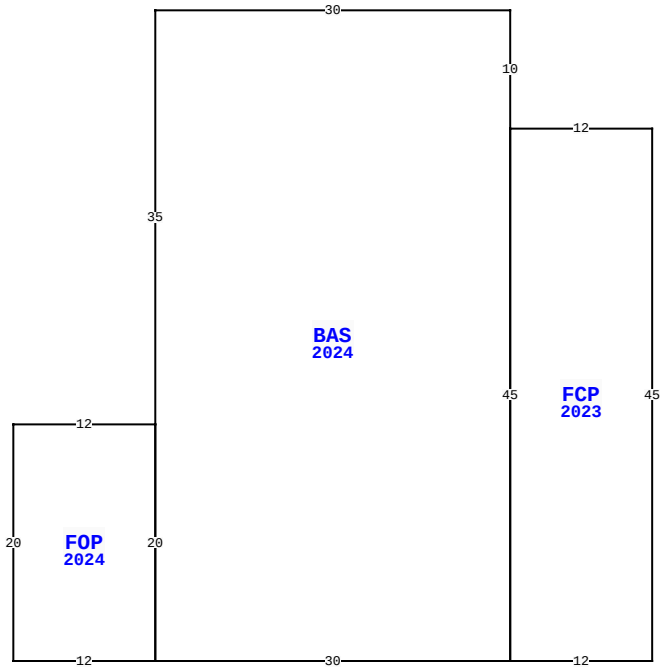
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	1,650	32,213
FCP	540	25	135	2,635
FOP	240	30	72	1,406
TOTALS	2,430		1,857	36,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,857	56.3500	19.72	36,620	2023	2023	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 2024 Heated Area: 1650 HX Base Yr



56248 GRIFFIN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	36,254
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	129,854
SOH/AGL Deduction	0
ASSESSED VALUE	129,854
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,854
TOTAL JUST VALUE	129,854
NCON VALUE	36,254
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003848	GARAGE	141,602	03/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2391/0817	9/09/2020	SW	Q	V	01	99,900

GRANTOR: RAYDIENT LLC
GRANTEE: NASWORTHY WILLIAM &

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,5] E30 S10 S45 W30 N20 N35 $
FOP=[YR=2024;ORIG=38,40] E12 S20 W12 N20 $
FCP=[YR=2023;ORIG=80,60] E12 N45 W12 S45 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	0		OR	0.00	0.00	5.20	AC		1.00	1.00	1.00	18,000.00	18,000.00	93,600							

REVIEW DATE 08/04/2023 BY KWX Total Acres: 5.20 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 08/06/2024 BY SYS