SW1/4 OF NW1/4 OF
SEC 36-4N-25E (EX PT IN DBK 119/
2005/867 &

FAVORS ERNEST B JR/COOPER MARY EST
5635 INTERNATIONAL DRIVE
JACKSONVILLE, FL 32219

2024

36-4N-25-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

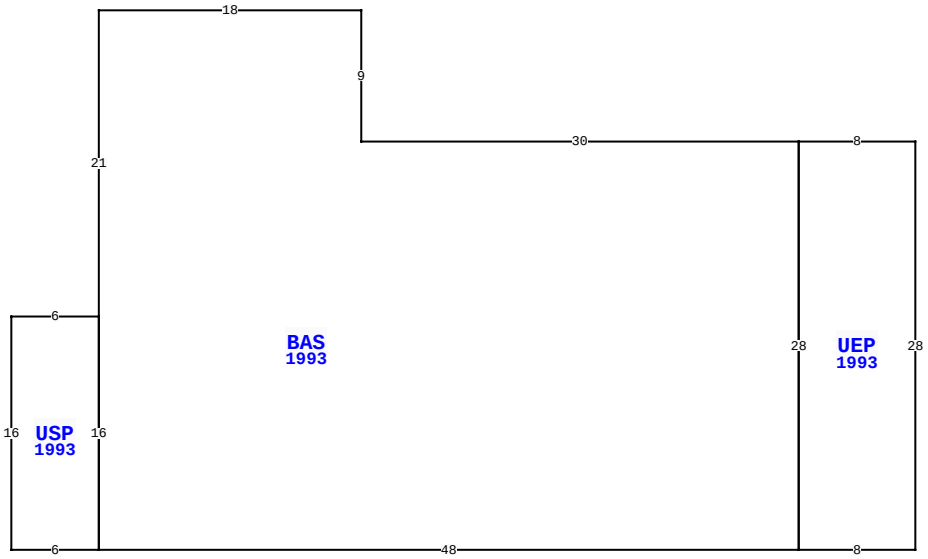
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,506	100	1,506	13,650
UEP	224	60	134	1,215
USP	96	30	29	263
TOTALS	1,826		1,669	15,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,669	47.7000	45.32	75,639	1914	1914	0	0	99	50.00	20.00

1 SINGLE FAM – 0% - 0 Heated Area: 1506 HX Base Yr



58650 COOPERS NECK RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2024 DC
INC DATE		AG DATE	04/18/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	15,128
TOTAL MARKET OB/XF VALUE	2,454
TOTAL LAND VALUE - MARKET	373,910
TOTAL MARKET VALUE	108,691
SOH/AGL Deduction	31,319
ASSESSED VALUE	77,372
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,372
TOTAL JUST VALUE	391,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	432,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1663/658	2/12/2010	FJ	U	I	11	0

GRANTOR: FAVORES LILLIE GURTUR

GRANTEE: FAVORS ERNEST B JR

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=1993] W8 BAS=[YR=1993] W30 N9 W18 S21 USP=[YR=1993] W6 S16 E6 N16$ S16 E48 N28$ S28 E8 N28$.

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	0350	CARPORT WD	0	0	16	59	944.00	SF	13.00	13.00	100	1960	1960	3	20	2,454	

LAND DESCRIPTION

TOTAL OB/XF 2,454

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		OR	0.00	0.00	4.80	AC		1.00	1.00	1.00	18,000.00	18,000.00	86,400							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	20.53	AC		1.00	1.00	1.00	225.00	225.00	4,619							
3	009400	C	RIGHTOFWAY	0		OR			0.90	AC		1.00	1.00	1.00	100.00	100.00	90							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	20.53	AC		1.00	1.00	1.00	14,000.00	14,000.00	287,420							

REVIEW DATE 04/17/2024 BY DC Total Acres: 26.23 Total Land Value: 91,109 Market: 287,420 Agricultural: 4,619 Common: 86,490 PRINTED 08/06/2024 BY SYS