S-2 & S-4 OF LOT 2
ESMT OR 1348/450
J H WHITTEMORE HEIRS SUB

CLARK YVONNE/CLARK THOMAS III
1570 BLAIR ROAD
JACKSONVILLE, FL 32221

2024

37-1N-24-2220-0002-0020

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

ROLLO DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	402,780
TOTAL MARKET VALUE	11,265
SOH/AGL Deduction	0
ASSESSED VALUE	11,265
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,265
TOTAL JUST VALUE	402,780
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	402,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971796	MH MOVE-ON	0	06/01/1997
9089	MH MOVE-ON	33,000	10/29/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2673/44	10/05/2023	WD	U	V	11	100
GRANTOR: CLARK YVONNE						
GRANTEE: CLARK YVONNE						
2604/1960	11/28/2022	QC	U	V	11	42,500
GRANTOR: EAGERTON DEENA E A/K/						
GRANTEE: CLARK YVONNE						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	25.77	AC		1.00	1.00	1.00	415.00	415.00	10,695							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	190.00	190.00	570							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	28.77	AC		1.00	1.00	1.00	14,000.00	14,000.00	402,780							

REVIEW DATE 05/24/2023 BY MLU Total Acres: 28.77 Total Land Value: 11,265 Market: 402,780 Agricultural: 11,265 Common: 0 PRINTED 08/06/2024 BY SYS