IN OR 835/786

KORN GREGORY A
12137 SPRINGMOOR NINE COURT
JACKSONVILLE, FL 32225

2024

37-1N-25-0000-0005-0140

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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

FOURAKER CIR, CALLAHAN

BLD DATE		LGL DATE	05/19/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	194,740
TOTAL MARKET VALUE	194,740
SOH/AGL Deduction	102,169
ASSESSED VALUE	92,571
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,571
TOTAL JUST VALUE	194,740
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0835/0786	5/28/1998	WD	Q	V		43,800

GRANTOR: GORDON ROBERT E

GRANTEE: KORN GREGORY

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	009900	C	AC NON-AG	0		RM	0.00	0.00	27.82	AC		1.00	1.00	0.50	14,000.00	7,000.00	194,740							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 27.82 Total Land Value: 194,740 Market: 0 Agricultural: 0 Common: 194,740 PRINTED 08/06/2024 BY SYS