

PT WILLIAM GIBSON GRANT
SEC 37-1N-25E IN OR 2652/956
BEING PARCEL 2

ANAVAH FARMS LLC
3955 RIVERSIDE AVE
JACKSONVILLE, FL 32205

2024

37-1N-25-0000-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5400	TIMBERLAND 90+
MAP NUM		MKT AREA
		08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,555	100	2,555	193,814
FOP	32	30	10	758
FOP	95	30	28	2,124
FOP	112	30	34	2,579
UDC	736	25	184	13,957
UEP	525	60	315	23,895

TOTALS	4,055		3,126	237,127
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	67	4	268.00	SF	6.50	6.50	
2	0680	POLE SHED	0	0	100	90	9,000.00	SF	5.00	5.00	
3	0861	POOL GUNIT	0	0	15	28	420.00	SF	68.00	68.00	
4	0850	PEBBLE WLK	0	0	50	2	100.00	SF	3.50	3.50	
5	0811	CONCRETE B	0	0	0	0	891.00	SF	5.20	5.20	
6	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	
7	0940	SHEDS/PORT	0	0	16	12	192.00	SF	19.50	19.50	
8	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	
9	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	4.00	AC	
2	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	85.00	AC	
3	005930	A	TIMB SWAMP	0		OR	0.00	0.00	85.00	AC	
4	006000	A	PAST1/HAY	0		OR	0.00	0.00	37.00	AC	
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	207.00	AC	

REVIEW DATE	04/19/2024	BY	DC
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,126	112.1480	106.54	333,044	1965	1980	0	0	28.80	71.20
1 SINGLE FAM - 0% - 2024											
Heated Area: 2555											
HX Base Yr											

54358 ROY BOOTH RD, CALLAHAN	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	04/19/2024
	INC DATE		AG DATE	04/19/2024
			DC	DC

TOTAL OB/XF											
29,526											

Total Acres: 211.00	Total Land Value: 151,990	Market: 540,400	Agricultural: 79,990
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		353,399	
TOTAL MARKET OB/XF VALUE		29,526	
TOTAL LAND VALUE - MARKET		612,400	
TOTAL MARKET VALUE		534,915	
SOH/AGL Deduction		0	
ASSESSED VALUE		534,915	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		534,915	
TOTAL JUST VALUE		995,325	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,012,672	

APPT REQUIRED FOR FC'S			
BLDG:2:4: 2002 JACOBS / ASSESSED 2012			
BLDG:2:3: RP DECALS: 12595906 & 125951908			
BLDG:2:1: DW/MH/ID JACFL23647(A/B) @ 54363 ROY B00			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3873	MH MOVE-ON	0	07/01/2002
MH0000	MH MOVE-ON	0	04/01/2002
B9663	FOUNDATION	2,500	04/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2652/956	6/26/2023	WD	Q	I	03	1,600,000	
GRANTOR: ANAVAH FARMS LLC							
GRANTEE: ANAVAH FARMS LLC							
2356/0978	4/20/2020	FJ	U	I	11	0	
GRANTOR: TAYLOR KARI L S EST							
GRANTEE: TAYLOR LUKE M							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W33 FOP=[YR=1993] W16 S7 E16 N7 \$ S7 W16 N7 W16											
UEP=[YR=1993] N15 W15 S35 E15 N20 \$ S20 W15 N18 W7 S8											
FOP=[YR=1993] W8 S4 E8 N4 \$ S4 W8 S20 E44 FOP=[YR=1993] E21											
N3 W5 N2 W16 S5 \$ N5 E16 S2 E5 S3 E16 N3 E14 N31 \$ PTR= E15											
UDC=[YR=1993] E32 S23 W32 N23 \$ W15 \$.											

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