

PT WILLIAM GIBSON GRANT
SEC 37-1N-25E IN OR 2082/1609
BEING PARAGRAPH "1"

GRANGER HUGH JAMES II TRUST/GRANGER HUGH JAMES II
2223 ASTOR ST APT MAJ 12
ORANGE PARK, FL 32073

2024

37-1N-25-0000-0008-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 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	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
---------	--	----------	----

NEIGHBORHOOD/LOC	8026.00
------------------	---------

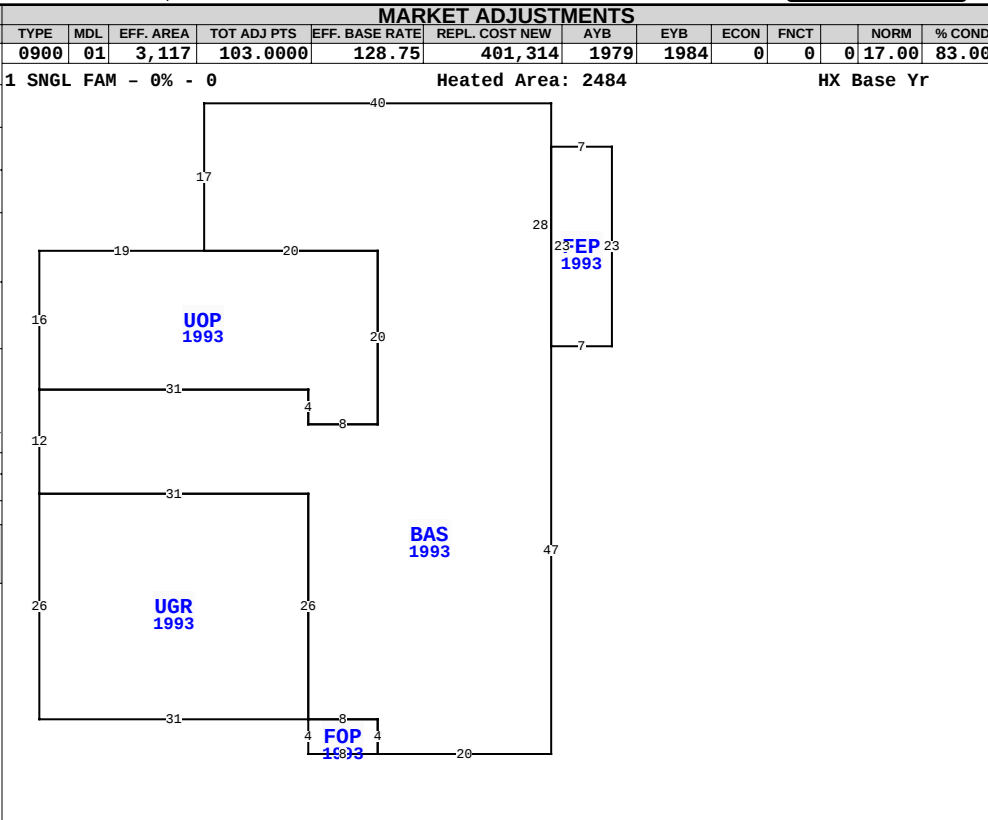
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,484	100	2,484	265,446
FEP	161	80	129	13,785
FOP	32	30	10	1,069
UGR	806	45	363	38,791
UOP	656	20	131	13,999

TOTALS	4,139		3,117	333,091
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	1,040.00	SF	4.00
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0861	POOL GUNIT	0	0	0	0	448.00	SF	85.00
4	0812	CONCRETE C	0	0	0	0	1,105.00	SF	4.00
5	0845	KOOL DECK	0	0	0	0	300.00	SF	7.25
6	1242	WD DECK A	0	0	16	10	160.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	1.00

REVIEW DATE	01/04/2022	BY	KBA
-------------	------------	----	-----



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

54002 LARRY LN, CALLAHAN

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
1	0812	CONCRETE C	0	0	0	0	1,040.00	SF	4.00	4.00	100	1980	1980	3	32.5	1,352	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
3	0861	POOL GUNIT	0	0	0	0	448.00	SF	85.00	85.00	100	1981	1981	3	20	7,616	
4	0812	CONCRETE C	0	0	0	0	1,105.00	SF	4.00	4.00	100	1990	1990	3	59.5	2,630	
5	0845	KOOL DECK	0	0	0	0	300.00	SF	7.25	7.25	100	1981	1981	3	35	761	
6	1242	WD DECK A	0	0	16	10	160.00	SF	10.00	10.00	100	1990	1990	3	20	320	

LAND DESCRIPTION										TOTAL OB/XF									
1	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	1.00	AC	1.00	1.00	1.00	35,000.00	35,000.00	35,000			

Total Acres:	1.00	Total Land Value:	35,000	Market:	0	Agricultural:	0	Common:	35,000
--------------	------	-------------------	--------	---------	---	---------------	---	---------	--------

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				333,091	
TOTAL MARKET OB/XF VALUE				14,307	
TOTAL LAND VALUE - MARKET				35,000	
TOTAL MARKET VALUE				382,398	
SOH/AGL Deduction				105,562	
ASSESSED VALUE				276,836	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				276,836	
TOTAL JUST VALUE				382,398	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				367,056	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010694	REPAIR/RRF	20,656	11/01/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2082/1609	10/20/2016	SW	U	I	30
GRANTOR: GRANGER HUGH JAMES II					SALE PRICE
GRANTEE: GRANGER HUGH JAMES					100
2082/1605	10/20/2016	SW	U	I	30
GRANTOR: GRANGER SAMUEL C TRUS					100
GRANTEE: GRANGER HUGH JAMES					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W40 S17 UOP=[YR=1993] W19 S16 E31 S4 E8 N20 W20 \$ E20 S20 W8 N4 W31 S12 UGR=[YR=1993] S26 E31 N26W31\$ E31 S26 FOP=[YR=1993] S4 E8 N4 W8\$ E8 S4 E20 N47 FEP=[YR=1993] E7 N23 W7S23\$ N28\$.									