

LOT 9 R672515
IN OR 2017/661
LITTLE ST MARYS EST #1 PB5/280

MCHONE JAMES & LYNDA
5559 MANFIELDS PL
JACKSONVILLE, FL 32207

2024

40-3N-25-1250-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100	744	16,093
TOTALS	744		744	16,093

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	720.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	0		OR	0.00	0.00	3.94

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	744	103.0000	72.10	53,642	1973	1973	0	0	0	70.00	30.00
1 M/H 93- - 0% - 0												
Heated Area: 744											HX Base Yr	
12 62 12 62 BAS 1993												

BLD DATE		LGL DATE	01/21/2015	MF
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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	0810		CONCRETE A	0	0	0	0	720.00	SF	6.50	6.50	100	1997	1997	3	73	3,416	

TOTAL OB/XF										3,416								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
1	000102	C	SFR/MH	0		OR	0.00	0.00	3.94	AC		1.00	1.00	1.00	18,000.00	18,000.00	70,920	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				16,093	
TOTAL MARKET OB/XF VALUE				3,416	
TOTAL LAND VALUE - MARKET				70,920	
TOTAL MARKET VALUE				90,429	
SOH/AGL Deduction				44,053	
ASSESSED VALUE				46,376	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				46,376	
TOTAL JUST VALUE				90,429	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				89,373	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8515	MH MOVE-ON	8,000	04/18/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2017/0661	12/02/2015	WD	Q	I	01	30,000	
GRANTOR: GALLAGHER PATRICK J							
GRANTEE: MCHONE JAMES & LYND							
1940/1975	10/07/2014	CT	U	I	18	20,000	
GRANTOR: CLERK OF COURT							
GRANTEE: GALLAGHER PATRICK J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W62 S12 E62 N12\$.									