BLOCK 3 LOT 5
EX RW IN OR 106/450
ST MARYS HIGHLANDS PB 5/12-13

JOINVIL FRANCOISE/CHARLOT CALFRED
9031 NW 23RD ST
CORAL SPRINGS, FL 33065

**2024**

**41-4N-23-2100-0003-0050**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9004.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

LAKE HAMPTON RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 16,500 |
| TOTAL MARKET VALUE | 16,500 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 16,500 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 16,500 |
| TOTAL JUST VALUE | 16,500 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 7,500 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2647/1144 | 6/05/2023 | WD | Q | V | 01 | 20,000 |
| GRANTOR: KEN FRANKLIN INC | | | | | | |
| GRANTEE: JOINVIL FRANCOISE | | | | | | |
| 2219/0099 | 8/09/2018 | QC | U | V | 11 | 100 |
| GRANTOR: HADDOCK BRANDI DALE & | | | | | | |
| GRANTEE: KEN FRANKLIN INC | | | | | | |

### 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 | 000000 | C | VAC RES | 0 | 0006 | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.55 | 30,000.00 | 16,500.00 | 16,500 | | | | | | | |

REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 16,500 Market: 0 Agricultural: 0 Common: 16,500 PRINTED 08/06/2024 BY SYS