

TRACT 32
IN OR 2357/1484
WILSON NECK HILLS 2 UNR

FAN TED
1390 LINDSEYS CROSSING DR
JACKSONVILLE, FL 32218

2024

43-2N-27-4643-0032-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

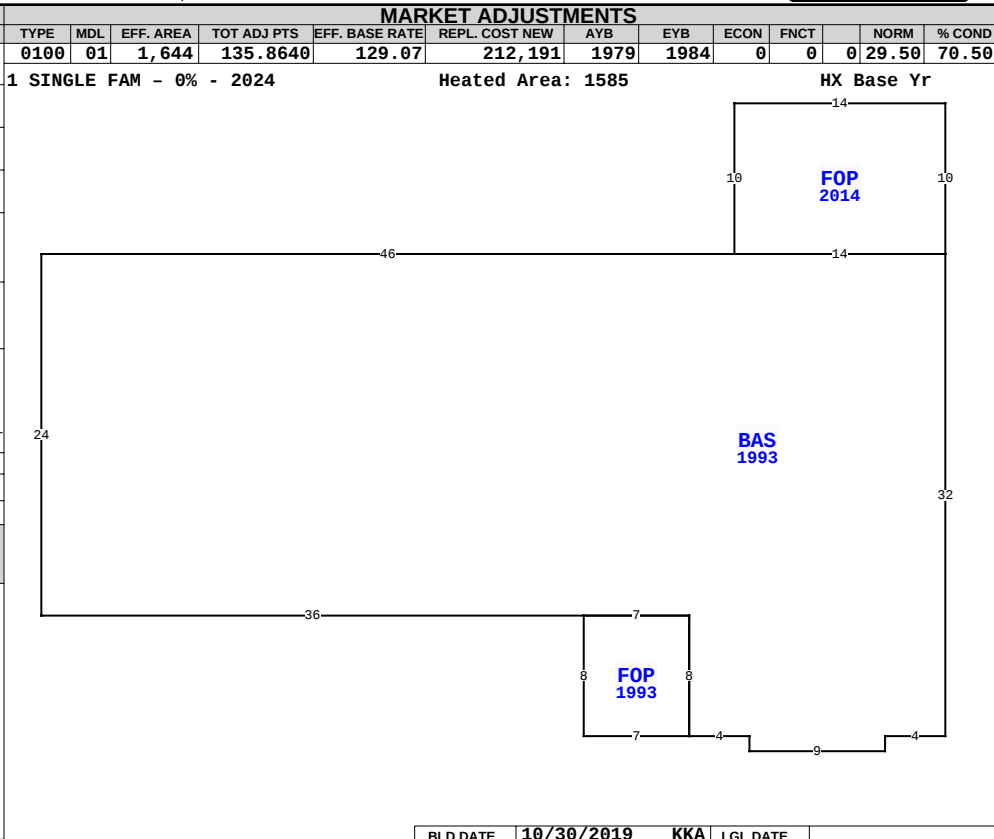
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,585	100	1,585	144,226
FOP	56	30	17	1,547
FOP	140	30	42	3,822
TOTALS	1,781		1,644	149,595

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0511	GARAGE CB-	0	0	29	40	1,160.00	SF	24.00	24.00	
3	0810	CONCRETE A	0	0	8	8	64.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	0	12	10	120.00	SF	6.50	6.50	
5	1242	WD DECK A	0	0	0	0	141.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		OR	0.00	0.00	1.00	LT	

REVIEW DATE 10/30/2019 BY KKA



85370 LANA RD, YULEE

BLD DATE	10/30/2019	KKA	LGL DATE	
XF DATE	10/30/2019	KKA	LAND DATE	10/30/2019
INC DATE			AG DATE	

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	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	
2	0511	GARAGE CB-	0	0	29	40	1,160.00	SF	24.00	24.00	100	1979	1979	3	30	8,352	
3	0810	CONCRETE A	0	0	8	8	64.00	SF	6.50	6.50	100	1979	1979	3	30	125	
4	0810	CONCRETE A	0	0	12	10	120.00	SF	6.50	6.50	100	1979	1979	3	30	234	
5	1242	WD DECK A	0	0	0	0	141.00	SF	10.00	10.00	100	2011	2011	3	50	705	

TOTAL OB/XF											
11,044											

Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	149,595		
TOTAL MARKET OB/XF VALUE	11,044		
TOTAL LAND VALUE - MARKET	80,000		
TOTAL MARKET VALUE	240,639		
SOH/AGL Deduction	0		
ASSESSED VALUE	240,639		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	240,639		
TOTAL JUST VALUE	240,639		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	235,055		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-0207	REPAIR/RRF	1,900	07/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2357/1484	4/27/2020	WD	Q	I	01	210,000
GRANTOR: PARKER SHARON J						
GRANTEE: FAN TED						
2357/1483	12/05/2018	QC	U	I	11	100
GRANTOR: PARKER LYNN ALLEN						
GRANTEE: PARKER SHARON JOHNS						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2014]	W14	S10	BAS=[YR=1993]	W46	S24	E36					
FOP=[YR=1993]	S8	E7	N8	W7	E7	S8	E4	S1	E9	N1	E4
E14	N10	\$									

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