

PT JOHN LOW GRANT PAR
IN OR 2560/66 ESMT'S
OR 1465/487 & OR 1890/573 &

GOODWILL INDUSTRIES OF NORTH FLORIDA INC/
4527 LENOX AVE
JACKSONVILLE, FL 32205

2024

51-3N-27-0000-0030-0050



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	60
Exterior Wall	16	WD FR STUC	40
Roof Structure	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	80
Interior Wall	04	PLYWOOD	20
Interior Floor	14	CARPET	90
Interior Floor	12	HARDWOOD	10
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		20	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		24	100
Stories	1.	1.100	
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Quality	08	Quality	Level 03
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
1	NBHD SHOP	- 0%	- 2023										Heated Area: 7000 HX Base Yr	
<p>Diagram labels: BAS 1993 (multiple instances), CAN 1402</p>														

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			456,950
TOTAL MARKET OB/XF VALUE			18,035
TOTAL LAND VALUE - MARKET			320,175
TOTAL MARKET VALUE			795,160
SOH/AGL Deduction			0
ASSESSED VALUE			795,160
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			795,160
TOTAL JUST VALUE			795,160
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			813,603
NASSAU PLAZA			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100	750	47,258
BAS	750	100	750	47,258
BAS	750	100	750	47,258
BAS	750	100	750	47,258
BAS	1,000	100	1,000	63,010
BAS	1,500	100	1,500	94,515
BAS	1,500	100	1,500	94,515
CAN	840	30	252	15,878
TOTALS	7,840		7,252	456,950

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				01/26/2018	KK

EXTRA FEATURES																	
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	9,344.00	SF	4.00	4.00	100	1985	1985	3	47	17,567	
2	0402	CONC BUMPE	0	0	0	0	26.00	UT	25.00	25.00	100	1992	1992	3	72	468	

TOTAL OB/XF													
18,035													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000240	DEMOLITION	30,000	01/10/2023
17011313	REPAIR/RRF	3,000	12/19/2017
E1427452	FIRST SOURCE GAS	0	03/01/2014
B22334	OTHER	2,500	03/01/2009
C19157	CO ISSUED	0	02/28/2008
C21052	CO ISSUED	800	02/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2560/0066	4/29/2022	WD Q	Q	I	01	985,000	
GRANTOR: GOLDEN AGE PROPERTIES							
GRANTEE: GOODWILL INDUSTRIES							
1376/0200	12/22/2005	WD Q	Q	I		800,000	
GRANTOR: ST JOHNS MORTGAGE MGM							
GRANTEE: GOLDEN AGE PROPERTI							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993;ORIG=-60,0] W30 S50 E30 N50 \$													
BAS=[YR=1993;ORIG=-90,0] W30 S50 E30 N50 \$													
BAS=[YR=1993;ORIG=-120,0] W20 S50 E20 N50 \$													
CAN=[YR=1993;ORIG=-140,50] S6 E140 N6 W15 W15 W15 W30 W30 W20 \$													
BAS=[YR=1993;ORIG=0,0] W15 S50 E15 N50 \$													
BAS=[YR=1993;ORIG=-15,0] W15 S50 E15 N50 \$													
BAS=[YR=1993;ORIG=-30,0] W15 S50 E15 N50 \$													
BAS=[YR=1993;ORIG=-45,0] W15 S50 E15 N50 \$													

LAND DESCRIPTION																								
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	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001610	C	SH CTR NHD	0	0004	CG	215.00	203.00	42,690.00	SF		1.00	1.00	1.00	7.50	7.50	320,175							