

MDHC LLC
1121 MORVENWOOD ROAD
JACKSONVILLE, FL 32207

00-00-31-1460-0030-0010

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 2					Tax Dist:							
BUILDING MARKET VALUE										477,861		
TOTAL MARKET OB/XF VALUE										18,435		
TOTAL LAND VALUE - MARKET										1,425,000		
TOTAL MARKET VALUE										1,921,296		
SOH/AGL Deduction										35,932		
ASSESSED VALUE										1,885,364		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										1,885,364		
TOTAL JUST VALUE										1,921,296		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										1,713,967		
PERMIT NUM		DESCRIPTION				AMT			ISSUED			
20081675		REPAIR/RRF				7,000			11/12/2008			
20062228		XFOB				12,000			09/26/2006			
20060335		REMODEL				4,000			02/14/2006			
20060319		H/AC				3,000			02/09/2006			
7489		REMODEL				10,250			01/11/1993			
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD		SALE PRICE			
2559/0244		4/28/2022		SW	U	I	11		100			
GRANTOR: RIDER CECILE B EVANS												
GRANTEE: MDHC LLC												
1204/1398		1/29/2004		WD	Q	I	01		100			
GRANTOR: JONES MARILYN B EVANS												
GRANTEE: RIDER CECILE B E TR												
BUILDING NOTES												
BUILDING DIMENSIONS												
UOP=[YR=1993] W51 S17E1 FST=[YR=1993] S11 FGR=[YR=1993] S23 E24 N23 W24 \$ E24 N11 W24 \$ E24 BAS=[YR=1993] S34 E26 N12 W4 N22 W22\$ E26 N17 \$ PTR= E10 BAL=[YR=2010] E13 FOP=[YR=1993] E25 BAL=[YR=2010] E12 S16 STR=[YR=1993] S14W4 N14E4\$ W4 FUS=[YR=1993] S22E4 S16 W50 N38 E46 \$ W8 N16 \$ S16 W25 N16 \$ S16 W13 N16 \$ W10 \$.												
ND UE		OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY		DECL		FRZ		YR	CONSRV
25,000												
Common: 1,425,000 PRINTED 07/30/2025 BY SYS												