LOT 5
BELL FARMS PB 5/376

GRIFFIN SANDY L/E/
210 EUBANK ST
JACKSONVILLE, FL 32218

2025

02-2N-23-015B-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

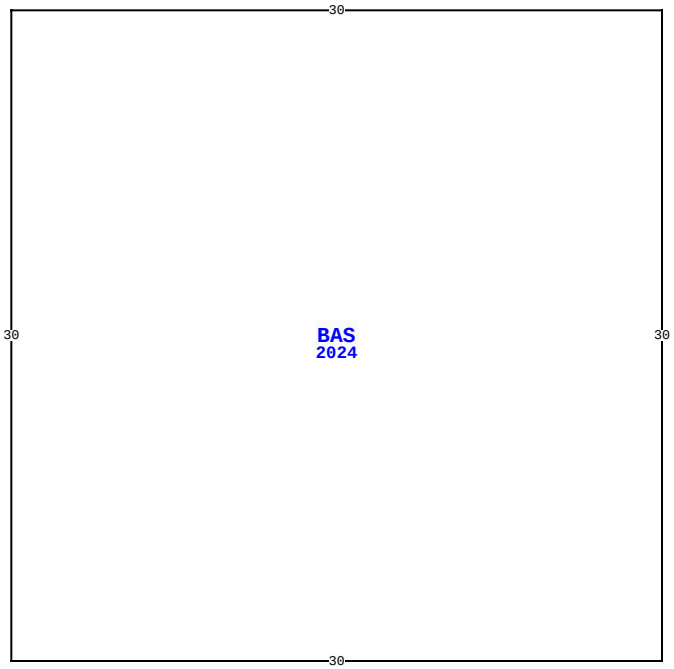
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2024	900	20,475
TOTALS	900			900	20,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	900	62.1000	22.98	20,682	2024	2024	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 2025 Heated Area: 900 HX Base Yr



CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	20,475
TOTAL MARKET OB/XF VALUE	24,000
TOTAL LAND VALUE - MARKET	104,130
TOTAL MARKET VALUE	148,605
SOH/AGL Deduction	42,200
ASSESSED VALUE	106,405
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,405
TOTAL JUST VALUE	148,605
NCON VALUE	20,475
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,460

SFR T-1800 H- 1704 P-96

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250001189	REPLACEMENT SFR-1	288,311	02/04/2025
B240003451	INSTALL 30X30 STE	57,771	03/26/2024
MH3504	MH MOVE-ON	18,500	05/01/2001
B941551	XFOB	3,000	12/01/1994
MH94419	MH MOVE-ON	18,500	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2793/1599	6/11/2025	QC	U	I	11	100
GRANTOR: GRIFFIN SANDY						
GRANTEE: GRIFFIN GERALD ALLE						
2475/1324	6/30/2021	WD	Q	V	01	138,000
GRANTOR: SMITH GREGORY WAYNE J						
GRANTEE: GRIFFIN GARY & SAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S30 W30 N30 $
.

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
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1994	1994	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1994	1994	3	100	6,000	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 24,000

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	000100	C	RES	0	0004	OR	0.00	0.00	5.34	AC		1.00	1.00	1.00	19,500.00	19,500.00	104,130							

REVIEW DATE 06/11/2025 BY WW Total Acres: 5.34 Total Land Value: 104,130 Market: 0 Agricultural: 0 Common: 104,130 PRINTED 07/30/2025 BY SYS