

SE1/4 OF NE1/4 E1/2 OF NE  
 1/4 OF NE1/4 PARCELS 3 &  
 1-1 & PT OF 1

MANN SEAN D  
 4230 DUVAL DRIVE  
 JACKSONVILLE BEACH, FL 32250

2025

03-2N-24-0000-0003-00M1



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
															VALUATION BY STANDARD Tax Group: 6 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 100 TOTAL MARKET VALUE 100 SOH/AGL Deduction 89 ASSESSED VALUE 11 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 11 TOTAL JUST VALUE 100 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 10																					
DOR CODE 9300			SUB-SURFACE RIGHTS																																	
MAP NUM			MKT AREA						01																											
NEIGHBORHOOD/LOC			8001.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
TOTALS															BLD DATE										LGL DATE											
EXTRA FEATURES															XF DATE										LAND DATE											
OLD DIXIE HWY, CALLAHAN															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	03/05/2025 MLU																			
																	BUILDING NOTES																			
																	BUILDING DIMENSIONS																			
LAND DESCRIPTION																	TOTAL OB/XF										0									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV												
1	009300	C	PETROLEUM	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100																			
REVIEW DATE 03/05/2025 BY MLU Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS																																				