PT OF NE1/4 OF SEC 5-1S-23E IN
OR 2513/689 BEING PARCEL "2"

STRAYER FAMILY TRUST/STRAYER JACKIE M TRUSTEE
8510 COMMONWEALTH AVE
JACKSONVILLE, FL 32220

2025

05-1S-23-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

KINARD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/21/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	52,080
TOTAL MARKET VALUE	967
SOH/AGL Deduction	0
ASSESSED VALUE	967
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	967
TOTAL JUST VALUE	52,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2513/0689	10/25/2021	WD	U	V	11	100
GRANTOR: STRAYER JACK M						
GRANTEE: STRAYER FAMILY TRUS						
1448/1269	10/02/2006	WD	Q	V		275,000
GRANTOR: MCFALL GERALD A JR &						
GRANTEE: STRAYER JACK M						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	1.48	AC		1.00	1.00	1.00	525.00	525.00	777							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	190.00	190.00	190							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	2.48	AC		1.00	1.00	0.60	35,000.00	21,000.00	52,080							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 2.48 Total Land Value: 967 Market: 52,080 Agricultural: 967 Common: 0 PRINTED 07/30/2025 BY SYS