

PARS 4 4-3 & 4-4 IN SEC 5 &
PARS 1 & 1-2 IN SEC 6
IN OR 2770/1085

VASCONCELLOS CHRISTINE & MARC
12033 CAP FERRAT ST
JACKSONVILLE, FL 32224

2025

05-1S-23-0000-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,648	100	1993	1,648	140,666
BAS	930	100	2004	930	79,380
FOP	70	30	2004	21	1,792
FUS	440	100	1993	440	37,557

TOTALS	3,088			3,039	259,395
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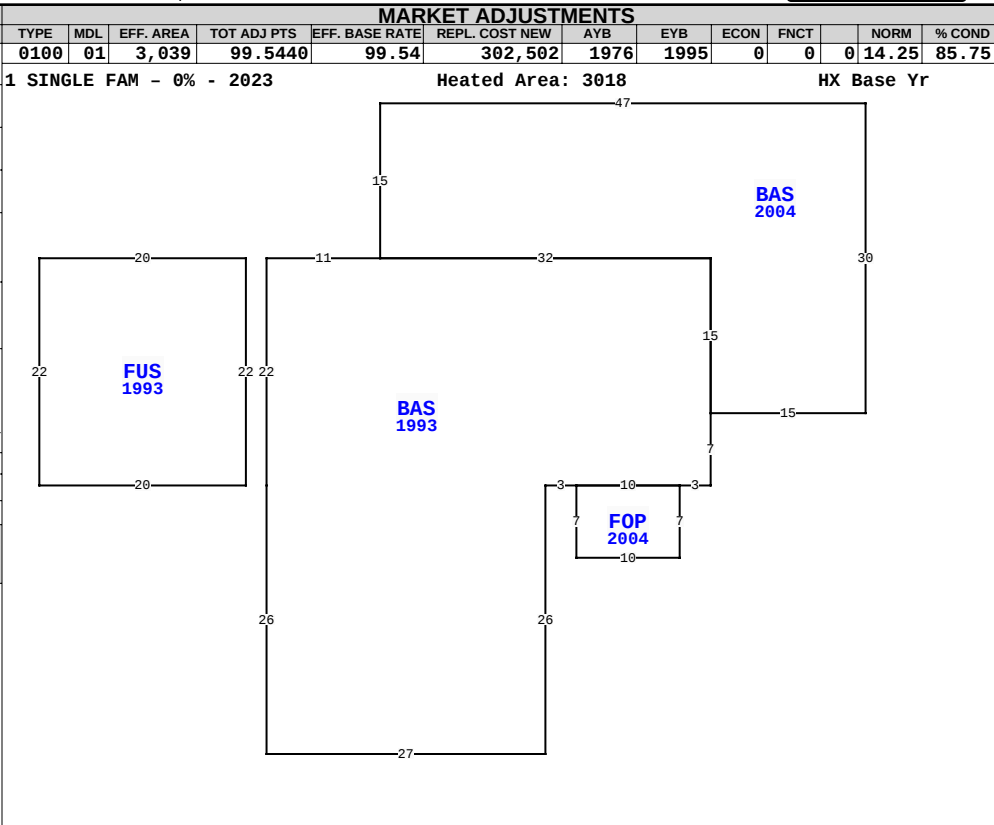
EXTRA FEATURES

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1976	1976	3	36	1,260	
2	0511	GARAGE CB-	0	0	30	50	1,500.00	SF	40.00	40.00	100	1989	1989	3	54.5	32,700	
3	0681	POLE SHED	0	0	15	29	435.00	SF	15.00	15.00	100	1989	1989	3	20	1,305	
4	0812	CONCRETE C	0	0	0	0	1,497.00	SF	4.00	4.00	100	1990	1990	3	57	3,413	
5	0810	CONCRETE A	0	0	0	0	524.00	SF	6.50	6.50	100	2004	2004	3	83	2,827	
6	0510	GARAGE WD-	0	0	20	16	320.00	SF	28.00	28.00	100	2009	2009	3	52	4,659	
7	0681	POLE SHED	0	0	20	9	180.00	SF	15.00	15.00	100	2009	2009	3	52	1,404	
8	0681	POLE SHED	0	0	20	9	180.00	SF	15.00	15.00	100	2009	2009	3	52	1,404	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0007	OR	0.00	0.00	11.00	AC		1.00	1.00	0.75	15,500.00	11,625.00	127,875							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	390.00	390.00	2,730							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	190.00	190.00	1,330							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	14.00	AC		1.00	1.00	0.30	15,500.00	4,650.00	65,100							

REVIEW DATE	04/03/2023	BY	WWX	Total Acres:	25.00	Total Land Value:	131,935	Market:	65,100	Agricultural:	4,060	Common:	127,875	PRINTED 07/30/2025 BY	SY
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	11/21/2024

977 WINDSOCK LN, BRYCEVILLE

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1976	1976	3	36	1,260	
2	0511	GARAGE CB-	0	0	30	50	1,500.00	SF	40.00	40.00	100	1989	1989	3	54.5	32,700	
3	0681	POLE SHED	0	0	15	29	435.00	SF	15.00	15.00	100	1989	1989	3	20	1,305	
4	0812	CONCRETE C	0	0	0	0	1,497.00	SF	4.00	4.00	100	1990	1990	3	57	3,413	
5	0810	CONCRETE A	0	0	0	0	524.00	SF	6.50	6.50	100	2004	2004	3	83	2,827	
6	0510	GARAGE WD-	0	0	20	16	320.00	SF	28.00	28.00	100	2009	2009	3	52	4,659	
7	0681	POLE SHED	0	0	20	9	180.00	SF	15.00	15.00	100	2009	2009	3	52	1,404	
8	0681	POLE SHED	0	0	20	9	180.00	SF	15.00	15.00	100	2009	2009	3	52	1,404	

TOTAL OB/XF

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0007	OR	0.00	0.00	11.00	AC		1.00	1.00	0.75	15,500.00	11,625.00	127,875							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	390.00	390.00	2,730							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	190.00	190.00	1,330							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	14.00	AC		1.00	1.00	0.30	15,500.00	4,650.00	65,100							

REVIEW DATE	04/03/2023	BY	WWX	Total Acres:	25.00	Total Land Value:	131,935	Market:	65,100	Agricultural:	4,060	Common:	127,875	PRINTED 07/30/2025 BY	SY
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	6
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		259,395	
TOTAL MARKET OB/XF VALUE		48,972	
TOTAL LAND VALUE - MARKET		192,975	
TOTAL MARKET VALUE		440,302	
SOH/AGL Deduction		0	
ASSESSED VALUE		440,302	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		440,302	
TOTAL JUST VALUE		501,342	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		695,182	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017970	REPAIR/RRF	15,000	12/07/2022
R1615218	REPAIR/RRF	5,800	08/31/2016
M048073	H/AC	0	01/04/2004
6050	GARAGE	25,700	10/10/1989

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2770/1085	2/21/2025	WD	Q	I	01	550,000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q Q	V I	R N	CD	SALE PRICE
2770/1085	2/21/2025	WD	Q	I	01		550,000
GRANTOR: JELKS BRENDA K							
GRANTEE: VASCONCELLOS CHRIST							
2625/0739	3/13/2023	FJ	U	I	11		0
GRANTOR: JELKS DONALD KIBBEE I							
GRANTEE: JELKS BRENDA K							

BUILDING NOTES

BAS=[YR=1993;ORIG=40,-10] W32 W11 S22 S26 E27 N26 E3 E10 E3 N7 N15 \$
BAS=[YR=2004;ORIG=40,5] E15 N30 W47 S15 E32 S15 \$
FUS=[YR=1993;ORIG=-5,-10] W20 S22 E20 N22 \$
FOP=[YR=2004;ORIG=37,12] W10 S7 E10 N7 \$

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=40,-10] W32 W11 S22 S26 E27 N26 E3 E10 E3 N7 N15 \$
BAS=[YR=2004;ORIG=40,5] E15 N30 W47 S15 E32 S15 \$
FUS=[YR=1993;ORIG=-5,-10] W20 S22 E20 N22 \$
FOP=[YR=2004;ORIG=37,12] W10 S7 E10 N7 \$