

W240 FT OF LOTS 1 & 2
IN OR 2491/1280
PLEASANT PARK PB 2/21

PALAMARCHUK YAROSLAV & YELENA
12643 ANGEL DR W
JACKSONVILLE, FL 32218

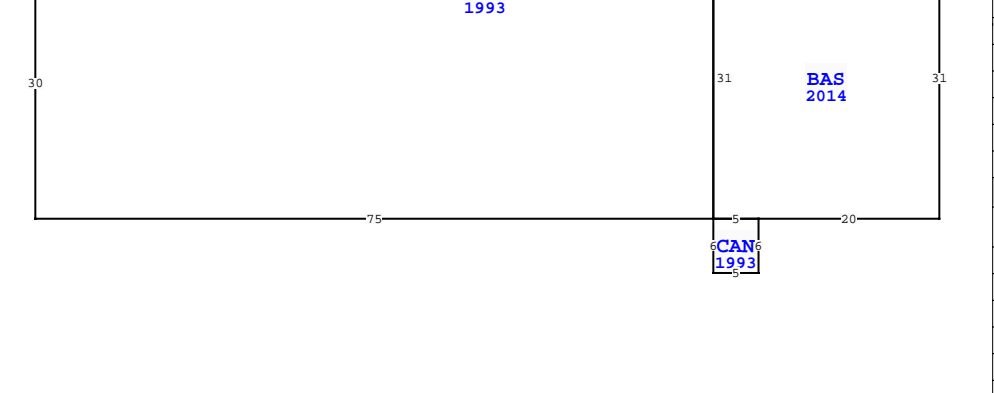
2025

05-3N-24-2360-0001-0010

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floo	03 CONC FINSH 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	4 100
Frame	05 STEEL 100
Story Height	18 100
RMS	3 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 OWNER OCC 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4803	06	5,484	160.0052	73.20	401,429	1982	1995		0	0	42.00	58.00	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			232,829
TOTAL MARKET OB/XF VALUE			17,097
TOTAL LAND VALUE - MARKET			141,134
TOTAL MARKET VALUE			391,060
SOH/AGL Deduction			0
ASSESSED VALUE			391,060
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			391,060
TOTAL JUST VALUE			391,060
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			399,705



Quality		06 Quality Level 06			
DOR CODE		2500 REPAIR SERVICE			
MAP NUM		MKT AREA 09			
NEIGHBORHOOD/LOC		9002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,750	100	1993	3,750	159,210
BAS	725	100	2014	725	30,781
BAS	775	100	2014	775	32,903
CAN	30	30	1993	9	382
CAN	750	30	1993	225	9,553
TOTALS	6,030			5,484	232,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632569	OTHER - AT&T	20,000	06/01/2016
E007172	NEW CONSTR	0	08/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2491/1280	8/26/2021	WD Q	Q	I	01	395,000
GRANTOR: JACKSON EQUIPMENT INC						
GRANTEE: PALAMARCHUK YAROSLA						
0836/1835	6/09/1998	WD Q	Q	I	02	200,000
GRANTOR: JACKSON LARRY G						
GRANTEE: JACKSON EQUIPMENT I						

EXTRA FEATURES		552458 US HWY 1, HILLIARD														
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	0812	CONCRETE C	0	0	60	26	SF	4.00	4.00	100	1990	1990	3	57	3,557	
2	0430	CL FNC 6B	0	0	0	0	LF	9.70	9.70	100	1985	1985	3	21	896	
3	0464	FNC GT 10'	0	0	0	0	UT	350.00	350.00	100	1985	1985	3	21	147	
4	0511	GARAGE CB-	0	0	28	12	SF	40.00	40.00	100	2000	2000	3	77	10,349	
5	0431	CL FNC 8B	0	0	0	0	LF	12.50	12.50	100	2000	2000	3	48	1,266	
6	0463	FENCE GATE	0	0	0	0	UT	300.00	300.00	100	2000	2000	3	48	432	
7	0978	SECURTY LT	0	0	0	0	UT	450.00	450.00	100	1982	1982	3	20	450	

BLD DATE		10/29/2020		KK		LGL DATE					
XF DATE		10/29/2020		KK		LAND DATE		04/29/2025 DC			
INC DATE						AG DATE					
TOTAL OB/XF										17,097	

BUILDING NOTES									
BAS=[YR=2014] W25 BAS=[YR=1993] W50 CAN=[YR=1993] W25 S30 E25 N30 \$ S30 W25 S30 E75 CAN=[YR=1993] S6 E5 N6 BAS=[YR=2014] E20 N31 W25 S31 E5 \$ W5 \$ N60 \$ S29 E25 N29 \$.									

LAND DESCRIPTION										TOTAL OB/XF										17,097				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002500	C	SRVC SHOPS	0	0004	CI	0.00	0.00	94,089.00	SF		1.00	1.00	1.00	1.50	1.50	141,134							

BUILDING DIMENSIONS									
BAS=[YR=2014] W25 BAS=[YR=1993] W50 CAN=[YR=1993] W25 S30 E25 N30 \$ S30 W25 S30 E75 CAN=[YR=1993] S6 E5 N6 BAS=[YR=2014] E20 N31 W25 S31 E5 \$ W5 \$ N60 \$ S29 E25 N29 \$.									