

PARCEL 7
 PT OR 1313/689
 1/3 INT 20 ACRES

MANN SEAN D
 4230 DUVAL DRIVE
 JACKSONVILLE BEACH, FL 32250

2025

07-2N-25-0000-0007-00M0


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CONSTRUCTION										VALUATION SUMMARY									
DOR CODE										MAP NUM										NEIGHBORHOOD/LOC									
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
YEAR										TOT ADJ AREA										SUBAREA MARKET VALUE									
9300										SUB-SURFACE RIGHTS										STANDARD									
01										01										8001.00									
1313/0689										4/29/2005										1,000									
GRANTOR: GUTHRIE A K										GRANTEE: MANN SEAN D										03/05/2025 MLU									
TOTALS										0										0									
EXTRA FEATURES										US HWY 1, CALLAHAN										BUILDING NOTES									
BUILDING DIMENSIONS										BUILDING DIMENSIONS										BUILDING DIMENSIONS									
LAND DESCRIPTION										TOTAL OB/XF										0									
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	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									