PT OF W1/2 OF NE1/4
IN OR 2692/998
ESMT IN OR 2621-766

SMITH DJ & HEATHER FAMILY TRUST/SMITH DARRYL JOSEP
2649 LORETTO ROAD
JACKSONVILLE, FL 32223

2025

08-1S-23-0000-0002-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

11681 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,493
TOTAL LAND VALUE - MARKET	149,955
TOTAL MARKET VALUE	156,448
SOH/AGL Deduction	0
ASSESSED VALUE	156,448
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,448
TOTAL JUST VALUE	156,448
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240014245	PRIVATE PROVIDER	10,000	12/30/2024
MH992523	B013	0	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2692/998	2/01/2024	WD	U	I	11	100
GRANTOR: SMITH HEATHER & DARRY						
GRANTEE: SMITH DJ & HEATHER						
2615/0704	1/24/2023	TD	Q	V	01	190,000
GRANTOR: HALL ARTHUR H JR & LI						
GRANTEE: SMITH HEATHER & DAR						

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
1	0810	CONCRETE A	0	0	0	0	253.00	SF	6.50	6.50	100	1980	1980	3	30	493	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,493

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	000100	C	RES	0		OR			7.69	AC		1.00	1.00	1.00	19,500.00	19,500.00	149,955							

REVIEW DATE 07/01/2025 BY WW Total Acres: 7.69 Total Land Value: 149,955 Market: 0 Agricultural: 0 Common: 149,955 PRINTED 07/30/2025 BY SYS