PT SEC 10-2N-23E
IN OR 2749/53

GAY JOSEPH MELVIN JR & PENNIE DEPOY
2042 VAN SICKLE RD
JACKSONVILLE, FL 32218

2025

10-2N-23-0000-0013-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

24064 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	57,600
TOTAL MARKET VALUE	57,600
SOH/AGL Deduction	0
ASSESSED VALUE	57,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,600
TOTAL JUST VALUE	57,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250003104	24X60 POLE BARN F	46,699	03/26/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2749/53	11/05/2024	WD	Q	V	02	64,000
GRANTOR: MATHIS SHELBY E						
GRANTEE: GAY JOSEPH MELVIN J						
2673/673	10/05/2023	WD	U	V	11	100
GRANTOR: JONES TERRY & ERIKA						
GRANTEE: MATHIS SHELBY EUGEN						

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	000100	C	RES	0		OR			1.28	AC		1.00	1.00	1.00	45,000.00	45,000.00	57,600							

REVIEW DATE 06/11/2025 BY WWX Total Acres: 1.28 Total Land Value: 57,600 Market: 0 Agricultural: 0 Common: 57,600 PRINTED 07/30/2025 BY SYS