PT FRAC NE1/4 OF SEC 21-2N-23E
PT OR 1754/1885

JINGHPAW ENTERPRISE LLC
2220 FOREST BLVD
JACKSONVILLE, FL 32246

2025

21-2N-23-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5902	HARDWOOD SI 60-69	
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

OFF CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	120,960
TOTAL MARKET VALUE	547
SOH/AGL Deduction	0
ASSESSED VALUE	547
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	547
TOTAL JUST VALUE	120,960
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1754/1885	9/07/2011	WD	Q	V	01	179,000
GRANTOR: KITTRELL THOMAS J ETA						
GRANTEE: JINGHPAW ENTERPRISE						
1741/1039	5/26/2011	WD	Q	V	02	159,000
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: KITTRELL THOMAS J &						

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	005902	A	HARDWOOD SI	0	0007	OR	0.00	0.00	2.88	AC		1.00	1.00	1.00	190.00	190.00	547							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	2.88	AC		1.00	1.00	1.20	35,000.00	42,000.00	120,960							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 2.88 Total Land Value: 547 Market: 120,960 Agricultural: 547 Common: 0 PRINTED 07/30/2025 BY SYS