LOT 54
ESMT PT OR 1861/825
DUNNS SURVEY DBK B-10/48

LE TUAN LE/NGUYEN THUY THI-NGOC
4835 CAMPANELLA DR
JACKSONVILLE, FL 32209

**2025**

**22-3N-24-2320-0054-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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| | | | |
|---|---|---|---|
| DOR CODE | 9900 | NO AG ACREAGE | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

OLD DIXIE HWY, HILLIARD

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 148,750 |
| TOTAL MARKET VALUE | 148,750 |
| SOH/AGL Deduction | 66,390 |
| ASSESSED VALUE | 82,360 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 82,360 |
| TOTAL JUST VALUE | 148,750 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 114,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2471/0506 | 6/16/2021 | WD | Q | V | 01 | 72,000 |
| GRANTOR: G&H LAND & TIMBER INV | | | | | | |
| GRANTEE: LE TUAN LE & THUY-N | | | | | | |
| 2270/1453 | 4/25/2019 | SW | Q | V | 05 | 455,400 |
| GRANTOR: CCRC WOODLANDS LTD ET | | | | | | |
| GRANTEE: G&H LAND & TIMBER I | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | 0.00 | 0.00 | 7.50 | AC | | 1.00 | 1.00 | 1.00 | 19,500.00 | 19,500.00 | 146,250 | | | | | | | |
| 2 | 009605 | C | WETLANDS | 0 | | OR | 0.00 | 0.00 | 2.50 | AC | | 1.00 | 1.00 | 1.00 | 1,000.00 | 1,000.00 | 2,500 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 05/21/2025 BY MLU Total Acres: 10.00 Total Land Value: 148,750 Market: 0 Agricultural: 0 Common: 148,750 PRINTED 07/30/2025 BY SYS