LOT 104
IN OR 1912/113
DEEP CREEK PLANTATION PB 7/239

KELLY MICHAEL DAVID & MARGO P/
4250 ORTEGA FOREST DR
JACKSONVILLE, FL 32210

2025

23-1N-23-034D-0104-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9006.00		

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

13102 CHARLEMAGNE CT, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	82,440
TOTAL MARKET VALUE	82,440
SOH/AGL Deduction	0
ASSESSED VALUE	82,440
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,440
TOTAL JUST VALUE	82,440
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1912/0113	4/01/2014	WD	Q	V	01	57,000
GRANTOR: FLORIDA DEEP CREEK PL						
GRANTEE: KELLY MICHAEL DAVID						
1893/0699	12/12/2013	SW	U	V	12	1,100,000
GRANTOR: FLORIDA BANK						
GRANTEE: FLORIDA DEEP CREEK						

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	0006	OR	0.00	0.00	2.99	AC		1.00	1.00	1.00	20,000.00	20,000.00	59,800							
2	009605	C	WETLANDS	0	0006	OR	0.00	0.00	2.83	AC		1.00	1.00	1.00	8,000.00	8,000.00	22,640							

REVIEW DATE 05/01/2025 BY MLU Total Acres: 5.82 Total Land Value: 82,440 Market: 0 Agricultural: 0 Common: 82,440 PRINTED 07/30/2025 BY SYS