

NE1/4 OF NE1/4 PT OF PARCEL 1
 PT OR 1313/689
 1/3 INT 40 ACRES

MANN SEAN D
 4230 DUVAL DRIVE
 JACKSONVILLE BEACH, FL 32250

2025

23-3N-24-0000-0001-00M0


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
																	VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 100 TOTAL MARKET VALUE 100 SOH/AGL Deduction 89 ASSESSED VALUE 11 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 11 TOTAL JUST VALUE 100 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 10																					
DOR CODE 9300 SUB-SURFACE RIGHTS																PERMIT NUM				DESCRIPTION		AMT		ISSUED														
MAP NUM						MKT AREA				01																												
NEIGHBORHOOD/LOC 9001.00																SALES DATA																						
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE												OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE						
																						1313/0689		4/29/2005		QC Q		V V		06		1,000						
																	GRANTOR: GUTHRIE A K										GRANTEE: MANN SEAN D											
																											BUILDING NOTES											
																											BUILDING DIMENSIONS											
TOTALS						US HWY 1, HILLIARD										BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		03/05/2025		MLU								
EXTRA FEATURES																																						
L N	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																			
																			TOTAL OB/XF										0									
L N	USE CODE	CLS	LAND USE DESCRIPTION				CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	009300	C	PETROLEUM				0			0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100																		
REVIEW DATE 03/05/2025 BY MLU Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS																																						