

GDSA LANDS LLC
2822 BROWARD RD
JACKSONVILLE, FL 32218

24-1N-24-0750-0003-0081

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																			
Exterior Wall		05	AVERAGE 100		0820	02	924	114.4000	91.52	84,564	1983	1983	0	0	0	70.00	30.00	VALUATION BY																			
Roof Structure		03	GABLE/HIP 100		1 M/H 93- - 0% - 0													Heated Area: 924 HX Base Yr																			
Roof Cover		01	MINIMUM 100		66 14 14 66 BAS 2008													VALUATION BY																			
Interior Wall		05	DRYWALL 100															Tax Group: 6										Tax Dist:									
Interior Floor		14	CARPET 60															BUILDING MARKET VALUE										278,249									
Interior Floor		08	SHT VINYL 40															TOTAL MARKET OB/XF VALUE										6,630									
Air Condition		03	CENTRAL 100															TOTAL LAND VALUE - MARKET										593,250									
Heating Type		04	AIR DUCTED 100															TOTAL MARKET VALUE										536,669									
Bedrooms			3 100															SOH/AGL Deduction										181,373									
Bathrooms			2 100															ASSESSED VALUE										355,296									
Frame		02	WOOD FRAME 100															TOTAL EXEMPTION VALUE										0									
Stories		0	0 100															BASE TAXABLE VALUE										355,296									
Units			0 100		TOTAL JUST VALUE										878,129																						
					NCON VALUE										0																						
					INCOME VALUE																																
					PREVIOUS YEAR MKT VALUE										824,567																						
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BLOCK 3 LOT 8 (EX OR 1912/504)
IN OR 2104/670
ESMT RELEASE OR 507/920

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ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	01	MINIMUM 100			
Interior Wall	04	PLYWOOD 100			
Interior Floo	14	CARPET 60			
Interior Floo	08	SHT VINYL 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	0	0 100			
Units		0 100			
Quality	03	Quality Level 03			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA			08
NEIGHBORHOOD/LOC	8005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2008	924	25,369
TOTALS	924			924	25,369

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	924	114.4000	91.52	84,564	1986	1986	0	0	70.00	30.00
2 M/H 93- - 0% - 0											
Heated Area: 924											
HX Base Yr											
14 66 14 BAS 2008											

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