BLOCK B LOT 2
IN OR 2169/1108
MCCULLY FOREST 8/191

HOLBROOK JAMIE
4403 GRAN MEADOWS LANE NORTH
JACKSONVILLE, FL 32258

2025

25-2N-23-0175-000B-0020

BUILDING CHARACTERISTICS

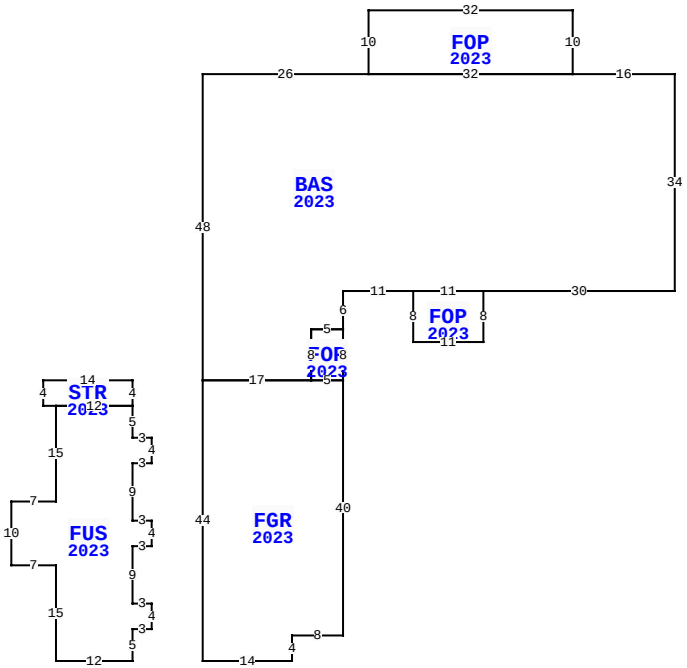
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,784	100	2023	2,784	386,560
FGR	936	55	2023	515	71,508
FOP	40	30	2023	12	1,666
FOP	88	30	2023	26	3,610
FOP	320	30	2023	96	13,329
FUS	586	100	2023	586	81,366
STR	56	10	2023	6	834
TOTALS	4,810			4,025	558,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,025	105.2436	138.92	559,153	2023	2023	0	0	0	0.05	99.95

1 SNGL FAM – 0% - 2024 Heated Area: 3370 HX Base Yr



6171 RIVER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	558,873
TOTAL MARKET OB/XF VALUE	9,360
TOTAL LAND VALUE - MARKET	74,200
TOTAL MARKET VALUE	642,433
SOH/AGL Deduction	0
ASSESSED VALUE	642,433
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	642,433
TOTAL JUST VALUE	642,433
NCON VALUE	9,360
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	608,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002876	CO ISSUED	0	03/03/2023
21009957	NEW CONSTR	511,254	07/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2169/1113	1/09/2018	QC	U	V	11	100
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: HOLBROOK JAMIE						
2169/1108	1/09/2018	SW	Q	V	01	40,000
GRANTOR: RAYDIENT LLC						
GRANTEE: HOLBROOK JAMIE						

BUILDING NOTES

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
1	0810	CONCRETE A	0	0	0	0	1,440.00	SF	6.50	6.50	100	2025	2024		100	9,360	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=140,20] W16 W32 W26 S48 E17 N8 E5 N6 E11 E11 E30 N34 $
FGR=[YR=2023;ORIG=88,68] W5 W17 S44 E14 N4 E8 N40 $
FOP=[YR=2023;ORIG=88,60] W5 S8 E5 N8 $
FOP=[YR=2023;ORIG=110,54] W11 S8 E11 N8 $
FUS=[YR=2023;ORIG=55,72] W12 S15 W7 S10 E7 S15 E12 N5 E3 N4 W3 N9 E3 N4 W3 N9 E3 N4 W3 N5 $
STR=[YR=2023;ORIG=55,68] W14 S4 E2 E12 N4 $
FOP=[YR=2023;ORIG=124,10] W32 S10 E32 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,360

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	2.12	AC		1.00	1.00	1.00	35,000.00	35,000.00	74,200							

REVIEW DATE 06/13/2023 BY MLU Total Acres: 2.12 Total Land Value: 74,200 Market: 0 Agricultural: 0 Common: 74,200 PRINTED 07/30/2025 BY SYS