PT BLKS 20,21,22,23,26 & 27
IN OR 1765/1173
JAX PARK UNIT C PBK 2/6

TARKINGTON BILLY RAY & KATHY S
11364 V C JOHNSON RD
JACKSONVILLE, FL 32218

**2025**

**27-2N-24-228C-0020-0230**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

RIVER RD, CALLAHAN

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 137,865 |
| TOTAL MARKET VALUE | 137,865 |
| SOH/AGL Deduction | 46,934 |
| ASSESSED VALUE | 90,931 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 90,931 |
| TOTAL JUST VALUE | 137,865 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 113,120 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1765/1173 | 11/08/2011 | WD | Q | I | 01 | 70,700 |
| GRANTOR: RAYONIER FOREST RESOU | | | | | | |
| GRANTEE: TARKINGTON BILLY RA | | | | | | |
| 0689/0753 | 9/15/1993 | WD | Q | V | | 7,000 |
| GRANTOR: HINES STEELE & STEELE | | | | | | |
| GRANTEE: CONTAINER CORPORATI | | | | | | |

## 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 | 0004 | OR | 0.00 | 0.00 | 7.07 | AC | | 1.00 | 1.00 | 1.00 | 19,500.00 | 19,500.00 | 137,865 | | | | | | | |

REVIEW DATE 05/09/2025 BY MLU Total Acres: 7.07 Total Land Value: 137,865 Market: 0 Agricultural: 0 Common: 137,865 PRINTED 07/30/2025 BY SYS