PT OF LOTS 58 & 59 (S-1) &
PT OF LOT 5 OF PIC &
BRAND SUB OR 12/105 S-1

CIARLONI PATRICIA LVG TRUST/CIARLONI PATRICIA TRUS
4488 WEST WOODSONG LOOP
JACKSONVILLE, FL 32225

**2025**

**28-2N-25-3060-0058-0010**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8026.00 | | |

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

LEM TURNER 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 | 800 |
| TOTAL LAND VALUE - MARKET | 172,965 |
| TOTAL MARKET VALUE | 5,457 |
| SOH/AGL Deduction | 128 |
| ASSESSED VALUE | 5,329 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 5,329 |
| TOTAL JUST VALUE | 173,765 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 142,720 |

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

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1211/0937 | 3/01/2004 | WD | Q | I | 01 | 100 |

GRANTOR: CIARLONI PATRICIA A E

GRANTEE: CIARLONI PATRICIA A

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0680 | POLE SHED | 0 | 0 | 0 | 0 | 400.00 | SF | 10.00 | 10.00 | 100 | 1980 | 1980 | 3 | 20 | 800 | |

### LAND DESCRIPTION

TOTAL OB/XF 800

| 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 | 005500 | A | TIMBER 2 N S | 0 | | OR | 0.00 | 0.00 | 8.87 | AC | | 1.00 | 1.00 | 1.00 | 525.00 | 525.00 | 4,657 | | | | | | | |
| 2 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 8.87 | AC | | 1.00 | 1.00 | 1.00 | 19,500.00 | 19,500.00 | 172,965 | | | | | | | |

REVIEW DATE 07/27/2023 BY DC Total Acres: 8.87 Total Land Value: 4,657 Market: 172,965 Agricultural: 4,657 Common: 0 PRINTED 07/30/2025 BY SYS