

PT NE1/4 OF SEC 30-2N-25E IN
OR 1511/286 BEING PARCEL "A"
(EX ESMT IN OR 416/132)

AMERICAN PROPERTIES OF JAX INC
9441 DERBY ACRES LANE
JACKSONVILLE, FL 32220

2025

30-2N-25-0000-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 70
Roof Cover	03	COMP SHNGL 30
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 60
Interior Floo	11	CLAY TILE 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	11	100
Frame	03	MASONRY 100
Common Wall	15	100
Story Height	10	100
RMS	7	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	QONE1190Level 03
DOR CODE	1920	PROF DAYCARE
MAP NUM		MKT AREA 07

NEIGHBORHOOD/LOC					
1290.100					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100	1993	1,392	84,354
BAS	2,063	100	1993	2,063	125,015
BAS	225	100	2010	225	13,635
PTO	98	5	2009	5	303
UOP	155	20	1993	31	1,878
TOTALS	3,933			3,716	225,185

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	35	7			245.00
2	0810	CONCRETE A	0	0	20	5			100.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001920	C	PROF DAYCARE	0	0003	CG -	£28.00	100.00	10,049.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	04	3,716	80.5306	80.53	299,249	1950	1975	0	0	24.75	75.25	
1 SINGLE FAM - 0% - 0 Heated Area: 3680 HX Base Yr												
617269 BRANDIES AV, CALLAHAN												
BLD DATE 12/05/2019 KK LGL DATE 05/09/2025 DC												
XF DATE INC DATE												
AG DATE												

TOTAL OB/XF												
1,273												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	0	35	7			245.00	100	1985	1985
2	0810	CONCRETE A	0	0	20	5			100.00	100	2008	2008

TOTAL OB/XF												
1,273												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	001920	C	PROF DAYCARE	0	0003	CG -	£28.00	100.00	10,049.00	SF		1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		225,185	
TOTAL MARKET OB/XF VALUE		1,273	
TOTAL LAND VALUE - MARKET		35,172	
TOTAL MARKET VALUE		261,630	
SOH/AGL Deduction		3,053	
ASSESSED VALUE		258,577	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		258,577	
TOTAL JUST VALUE		261,630	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		256,849	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4217	REPAIR/RRF	0	10/02/2018
B3225	FIRE ALARM SYSTM	0	07/17/2008
B3083	REPAIR/RRF	15,000	07/02/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1511/0286	7/09/2007	WD	Q	I	
GRANTOR: CARTER ALAN F & JO AN					SALE PRICE
GRANTEE: AMERICAN PROPERTIES					
0924/1614	3/20/2000	TD	U	I	09
GRANTOR: WOOD MARSHALL E TRUST					65,000
GRANTEE: CARTER ALAN F & JO					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W6 PTO=[YR=2009] W7 N14 E7 S14\$ N14 W7 N2 W28 S25 UOP=[YR=1993] S2 W5 S13 E11 N15 W6 \$ E6 S15 BAS=[YR=1993] S64 E20 BAS=[YR=2010] E15 N15 W15 S15\$ N15 E15 N57 W6 S8 W29 \$ E29 N8 E6 N16 \$.									