IN OR 2788/1547

BOWLES TRAVIS G
9862 ACREE ROAD
JACKSONVILLE, FL 32219

**2025**

**31-1N-25-0000-0002-0020**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8005.00 | | |

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

DOUBLE TIME LN, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/21/2025 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 | 13,500 |
| TOTAL MARKET VALUE | 13,500 |
| SOH/AGL Deduction | 5,527 |
| ASSESSED VALUE | 7,973 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 7,973 |
| TOTAL JUST VALUE | 13,500 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 10,500 |

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

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2788/1547 | 4/30/2025 | QC | U | V | 11 | 100 |
| GRANTOR: CARNOT ANGELA BOWLES | | | | | | |
| GRANTEE: BOWLES TRAVIS G | | | | | | |
| 1076/0280 | 8/21/2002 | WD | Q | V | 01 | 45,400 |
| GRANTOR: BOWLES PATRICIA C | | | | | | |
| GRANTEE: BOWLES PATRICIA ETA | | | | | | |

### 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 | | OR | 0.00 | 0.00 | 0.30 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 13,500 | | | | | | | |

REVIEW DATE 05/21/2025 BY MLU Total Acres: 0.30 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 07/30/2025 BY SYS