BLOCK 2 LOTS 9 & 10
IN OR 1857/1
WILLOW BRANCH ACRES PB 4/58

VARGAS CASILDA I
4226 STACEY RD W
JACKSONVILLE BEACH, FL 32250

2025

31-2N-28-4955-0002-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

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

95289 PLUM LOOP, FERNANDINA BEACH

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: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	34,576
TOTAL LAND VALUE - MARKET	120,600
TOTAL MARKET VALUE	155,176
SOH/AGL Deduction	78,295
ASSESSED VALUE	76,881
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,881
TOTAL JUST VALUE	155,176
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-00834	XFOB	13,464	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1857/0001	4/30/2013	DG	U	I	11	100
GRANTOR: VARGAS RAMONA B						
GRANTEE: VARGAS CASILDA I						
0525/0494	8/25/1987	WD	U	V		2,000
GRANTOR: GRIFFIS LEO & LOUISE						
GRANTEE: VARGAS JOSE & RAMON						

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000	
3	0511	GARAGE CB-	0	0	34	20	680.00	SF	40.00	40.00	100	2004	2004	3	83	22,576	

LAND DESCRIPTION

TOTAL OB/XF 34,576

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	2.01	AC		1.00	1.00	0.60	100,000.00	60,000.00	120,600							

REVIEW DATE 02/25/2020 BY KWA Total Acres: 2.01 Total Land Value: 120,600 Market: 0 Agricultural: 0 Common: 120,600 PRINTED 07/30/2025 BY SYS