

N PT OF LOT 8 W OF HWY
IN OR 2666/1500
CORNWALL SURVEY

LIONHEART HEALERS LLC
520 CANDLEBARK DRIVE
JACKSONVILLE, FL 32225

2025

32-4N-24-2020-0008-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floop	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality			03	Quality Level 03
DOR CODE			0100	SINGLE FAMILY
MAP NUM				MKT AREA 09
NEIGHBORHOOD/LOC			9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1993	1,800	68,796
UOP	245	20	1993	49	1,873
UOP	260	20	1993	52	1,988
UST	35	45	1993	16	612
TOTALS	2,340			1,917	73,268

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	157	6			5.20	100	1980
2	0861	POOL GUNIT	0	0	41	23			85.00	100	1990

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000800	C	MULTI-FAMILY	0	0004	CI	0.00	0.00	2.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM
0100	01	1,917	76.4400	76.44	146,535	1956	1961	0	0	50	34.25
1 SINGLE FAM - 0% - 2024											
Heated Area: 1800 HX Base Yr											
552959 US HWY 1, HILLIARD											

TOTAL OB/XF											
17,501											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			130,177
TOTAL MARKET OB/XF VALUE			17,501
TOTAL LAND VALUE - MARKET			70,000
TOTAL MARKET VALUE			217,678
SOH/AGL Deduction			0
ASSESSED VALUE			217,678
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			217,678
TOTAL JUST VALUE			217,678
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			201,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000149	REPAIR/RRF	14,900	01/07/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2666/1500	8/23/2023	WD	U	I	11	100
GRANTOR: MOWERY JOSEPH L						
GRANTEE: LIONHEART HEALERS L						
1989/1683	7/07/2015	WD	Q	I	01	40,000
GRANTOR: KEATON STEVE A &						
GRANTEE: MOWERY JOSEPH L						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W78 S29 UOP=[YR=1993] S6 E13 N6 E25 UST=[YR=1993] E5 UOP=[YR=1993] E35 N7 W35 S7\$N7 W5 S7\$N7 W26 S7 W12\$ E12 N7 E66 N22\$.											

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