LOT 14
IN OR 2344/830
R672743 & R672744

CARAGAN PROPERTIES LLC
216-B MCCARGO ST N
JACKSONVILLE, FL 32220

**2025**

**33-1N-24-2051-0014-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

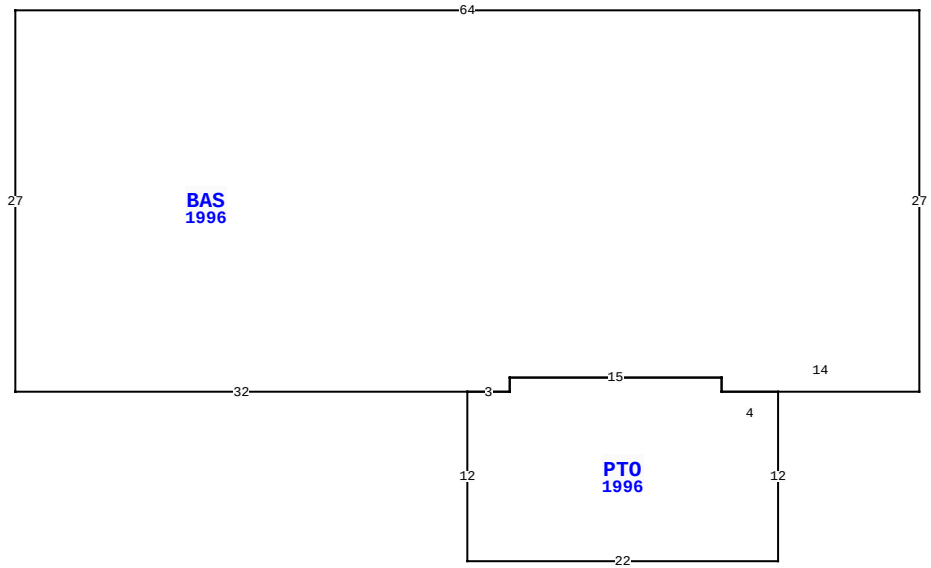
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,713 | 100 | 1996 | 1,713 | 53,291 |
| PTO | 279 | 5 | 1996 | 14 | 436 |
| TOTALS | 1,992 | | | 1,727 | 53,727 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,727 | 122.0000 | 103.70 | 179,090 | 1996 | 1996 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 94+ – 0% - 0 Heated Area: 1713 HX Base Yr




12579 US HWY 301, BRYCEVILLE

| | | | |
|---|---|---|---|
| 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 | 87,477 |
| TOTAL MARKET OB/XF VALUE | 10,981 |
| TOTAL LAND VALUE - MARKET | 68,850 |
| TOTAL MARKET VALUE | 167,308 |
| SOH/AGL Deduction | 7,721 |
| ASSESSED VALUE | 159,587 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 159,587 |
| TOTAL JUST VALUE | 167,308 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 145,079 |

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

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2344/0830 | 2/03/2020 | WD | U | I | 11 | 100 |
| GRANTOR: MOODY KEISHA R & MIHC | | | | | | |
| GRANTEE: CARAGAN PROPERTIES | | | | | | |
| 1670/0482 | 3/26/2010 | WD | Q | I | 05 | 85,000 |
| GRANTOR: WHIDDON KENNY | | | | | | |
| GRANTEE: CREWS KEISHA R | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1996] W64 S27 E32 PTO=[YR=1996] S12 E22 N12 W4 N1 W15 S1 W3$ E3 N1 E15 S1 E14 N27$.

### 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1996 | 1996 | 3 | 77 | 2,695 | |
| 2 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 2,877.00 | SF | 4.00 | 4.00 | 100 | 1997 | 1997 | 3 | 72 | 8,286 | |

### LAND DESCRIPTION

TOTAL OB/XF 10,981

| 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 | 0004 | OR | 0.00 | 0.00 | 1.53 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 68,850 | | | | | | | |

REVIEW DATE 04/30/2019 BY TWA Total Acres: 1.53 Total Land Value: 68,850 Market: 0 Agricultural: 0 Common: 68,850 PRINTED 07/30/2025 BY SYS

LOT 14
IN OR 2344/830
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JACKSONVILLE, FL 32220

**2025**

**33-1N-24-2051-0014-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 99 | N/A 100 |
| Heating Type | | N/A 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

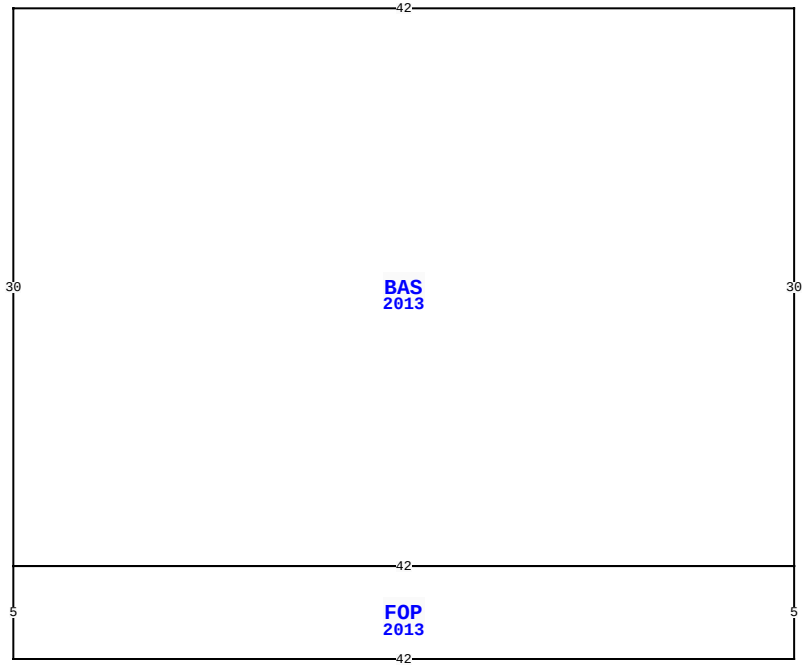
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,260 | 100 | 2013 | 1,260 | 32,143 |
| FOP | 210 | 30 | 2013 | 63 | 1,607 |
| TOTALS | 1,470 | | | 1,323 | 33,750 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 1,323 | 84.0840 | 31.11 | 41,159 | 2010 | 2010 | 0 | 0 | 0 | 18.00 | 82.00 |

2 GARAGE RES – 0% - 0 Heated Area: 1260 HX Base Yr




12579 US HWY 301, BRYCEVILLE

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| XF DATE | | LAND DATE | 05/21/2025 MLU |
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## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

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| GRANTEE: CARAGAN PROPERTIES | | | | | | |
| 1670/0482 | 3/26/2010 | WD | Q | I | 05 | 85,000 |
| GRANTOR: WHIDDON KENNY | | | | | | |
| GRANTEE: CREWS KEISHA R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2013] W42 S30 FOP=[YR=2013] S5 E42 N5 W42$ E42 N30$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 04/30/2019 BY TWA Total Acres: 1.53 Total Land Value: 68,850 Market: 0 Agricultural: 0 Common: 68,850 PRINTED 07/30/2025 BY SYS