PT SE1/4 OF SEC 32-2N-25E & PT
OF SW1/4 OF SEC 33-2N-25E
PT OR 2687-1480 BEING PARCEL 1

FRATTLE DONALD JR & ADRIANN
4957 MARINERS POINT DR
JACKSONVILLE, FL 32225

2025

33-2N-25-0000-0012-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	1290.100		

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

PEGASUS WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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	137,215
TOTAL MARKET VALUE	137,215
SOH/AGL Deduction	1,486
ASSESSED VALUE	135,729
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,729
TOTAL JUST VALUE	137,215
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250000695	PRIVATE PROVIDER	52,000	01/21/2025
B240011515	60*60 BARNDO	285,857	10/14/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2687/1480	12/19/2023	WD	Q	V	05	715,000
GRANTOR: LEE TRUST						
GRANTEE: FRATTLE DONALD JR &						
2376/1035	5/22/2020	SW	U	V	11	100
GRANTOR: LEE YOUNG H & HEAJU M						
GRANTEE: LEE TRUST						

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	001000	C	COMMERCIAL	0		OR	0.00	0.00	55,300.00	SF		1.00	1.00	1.00	1.50	1.50	82,950							
2	000100	C	RES	0		OR	0.00	0.00	1.53	AC		1.00	1.00	1.00	35,000.00	35,000.00	53,550							
3	009630	C	SWAMP	0		OR	0.00	0.00	1.43	AC		1.00	1.00	1.00	500.00	500.00	715							

REVIEW DATE 06/26/2025 BY TW Total Acres: 2.96 Total Land Value: 137,215 Market: 0 Agricultural: 0 Common: 137,215 PRINTED 07/30/2025 BY SYS