PT WILLIAM GIBSON GRANT
SEC 37-1N-25E IN OR 2082/1609
BEING PARAGRAPH "1"

GRANGER HUGH JAMES II TRUST/GRANGER HUGH JAMES II
3241 DOCTORS LAKE DRIVE
ORANGE PARK, FL 32073

2025

37-1N-25-0000-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

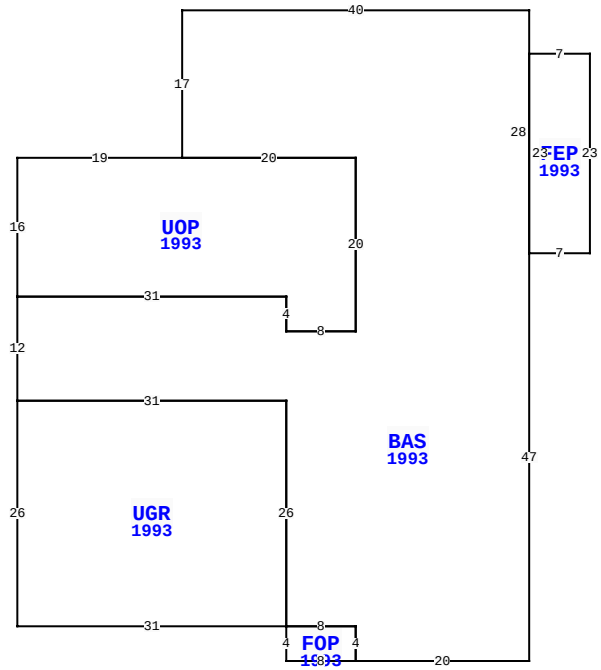
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,484	100	1993	2,484	279,467
FEP	161	80	1993	129	14,514
FOP	32	30	1993	10	1,125
UGR	806	45	1993	363	40,840
UOP	656	20	1993	131	14,739
TOTALS	4,139			3,117	350,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,117	103.0000	135.96	423,787	1979	1984	0	0	0	17.25	82.75

1 SNGL FAM – 0% - 0 Heated Area: 2484 HX Base Yr



54002 LARRY 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	350,684
TOTAL MARKET OB/XF VALUE	13,950
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	409,634
SOH/AGL Deduction	105,114
ASSESSED VALUE	304,520
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	304,520
TOTAL JUST VALUE	409,634
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	382,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010694	REPAIR/RRF	20,656	11/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2082/1609	10/20/2016	SW	U	I	30	100
GRANTOR: GRANGER HUGH JAMES II						
GRANTEE: GRANGER HUGH JAMES						
2082/1605	10/20/2016	SW	U	I	30	100
GRANTOR: GRANGER SAMUEL C TRUS						
GRANTEE: GRANGER HUGH JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S17 UOP=[YR=1993] W19 S16 E31 S4 E8 N20 W20 $ E20 S20 W8 N4 W31 S12 UGR=[YR=1993] S26 E31 N26W31$ E31 S26 FOP=[YR=1993] S4 E8 N4 W8$ E8 S4 E20 N47 FEP=[YR=1993] E7 N23 W7S23$ N28$.

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	0812	CONCRETE C	0	0	0	0	1,040.00	SF	4.00	4.00	100	1980	1980	3	30	1,248	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
3	0861	POOL GUNIT	0	0	0	0	448.00	SF	85.00	85.00	100	1981	1981	3	20	7,616	
4	0812	CONCRETE C	0	0	0	0	1,105.00	SF	4.00	4.00	100	1990	1990	3	57	2,519	
5	0845	KOOL DECK	0	0	0	0	300.00	SF	7.25	7.25	100	1981	1981	3	32.5	707	
6	1242	WD DECK A	0	0	16	10	160.00	SF	10.00	10.00	100	1990	1990	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 13,950

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/04/2022 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS