PT WILLIAM GIBSON GRANT
SEC 37-1N-25E IN OR 2652/956
BEING PARCEL 3

ANAVAH FARMS LLC
3955 RIVERSIDE AVE
JACKSONVILLE, FL 32205

2025

37-1N-25-0000-0008-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5902	HARDWOOD SI 60-69	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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

ROY BOOTH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	04/02/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	188,790
TOTAL MARKET VALUE	2,314
SOH/AGL Deduction	0
ASSESSED VALUE	2,314
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,314
TOTAL JUST VALUE	188,790
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2652/956	6/26/2023	WD	Q	I	03	1,600,000
GRANTOR: GERONA JULIE S						
GRANTEE: ANAVAH FARMS LLC						
2356/0978	4/20/2020	FJ	U	V	11	0
GRANTOR: TAYLOR KARI L S EST						
GRANTEE: TAYLOR LUKE M						

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	005902	A	HARDWOOD SI	0		OR	0.00	0.00	12.18	AC		1.00	1.00	1.00	190.00	190.00	2,314							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	12.18	AC		1.00	1.00	1.00	15,500.00	15,500.00	188,790							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 12.18 Total Land Value: 2,314 Market: 188,790 Agricultural: 2,314 Common: 0 PRINTED 07/30/2025 BY SYS