

RPC NASSAU 108 LLC
1878 AVONDALE CIR
JACKSONVILLE, FL 32205

37-2N-24-0000-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		05	AVERAGE 90							0900	01	3,221	85.8636	113.34	365,068	1956	1986	0	0	0	17.98	82.02	VALUATION BY					STANDARD											
Exterior Wall		19	COMMON BRK 10							1 SNGL FAM - 0% - 0										Heated Area: 2979					HX Base Yr					Tax Group: 6					Tax Dist:				
Roof Structur		03	GABLE/HIP 100							The map shows a large irregular lot bounded by several other lots. The lot itself is labeled with dimensions: 16' top, 20' left, 14' bottom-left, 15' bottom, 14' right-bottom, 18' right, 22' far-right, 20' bottom-right, 22' bottom, 11' bottom, 11' bottom, 19' bottom, 3' bottom, 5' bottom, 8' bottom, 6' bottom, 19' left. Inside the lot, there are three blue labels: 'BAS 2003' near the top-left corner, 'BAS 1993' near the center, and 'FGR 1993' near the bottom-right corner.															BUILDING MARKET VALUE					395,869									
Roof Cover		03	COMP SHNGL 100																						TOTAL MARKET OB/XF VALUE					49,697									
Interior Wall		04	PLYWOOD 50																						TOTAL LAND VALUE - MARKET					370,500									
Interior Wall		05	DRYWALL 50																						TOTAL MARKET VALUE					551,936									
Interior Floo		14	CARPET 100																						SOH/AGL Deduction					74,450									
Air Condition		03	CENTRAL 100							ASSESSED VALUE					477,486																								
Heating Type		04	AIR DUCTED 100							TOTAL EXEMPTION VALUE					0																								
Bedrooms			3 100							BASE TAXABLE VALUE					477,486																								
Bathrooms			2 100							TOTAL JUST VALUE					816,066																								
Frame Stories		02	WOOD FRAME 100							NCON VALUE					0																								
Units		1.	1. 100							INCOME VALUE																													
BUD8 Adjustme		06	DIST 1D 100							PREVIOUS YEAR MKT VALUE					717,096																								
Occupancy		00	NONE 100																																				
Quality		01	Quality Level 01																																				
DOR CODE		5000	IMPROVED AG																																				
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	2,659	100	1993	2,659	247,184																																		
BAS	320	100	2003	320	29,748																																		
FGR	440	55	1993	242	22,496																																		
TOTALS		3,419			3,221	299,429																																	
EXTRA FEATURES						615919 RIVER RD, CALLAHAN										BLD DATE				LGL DATE		05/21/2025		MLU															
																XF DATE				LAND DATE		01/17/2025		KBA															
																INC DATE				AG DATE																			
L N	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	2.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	3,080																							
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	0681	POLE SHED	0	0	31	24	744.00	SF	15.00	15.00	100	1980	1980	3	20	2,232																							
4	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1990	1990	3	20	600																							
5	0510	GARAGE WD-	0	0	30	17	510.00	SF	26.95	26.95	100	1980	1980	3	20	2,749																							
6	0681	POLE SHED	0	0	17	10	170.00	SF	15.00	15.00	100	1980	1980	3	20	510																							
7	0681	POLE SHED	0	0	40	20	800.00	SF	15.00	15.00	100	1990	1990	3	20	2,400																							
8	0510	GARAGE WD-	0	0	60	40	2,400.00	SF	35.00	35.00	100	1999	1999	3	26	21,840																							
9	0812	CONCRETE C	0	0	0	0	4,782.00	SF	4.00	4.00	100	1999	1999	3	75	14,346																							
10	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1950	1950	3	20	400																							
TOTAL OB/XF																	49,697																						
LAND DESCRIPTION																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	005000	C	AGRICULTURAL	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000																						
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	26.00	AC		1.00	1.00	1.00	370.00	370.00	9,620																						
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	390.00	390.00	3,900																						
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	190.00	190.00	2,850																						
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	51.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	280,500																						
6	005000	C	AGRICULTURAL	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000																						
REVIEW DATE		04/07/2020		BY	TWA		Total Acres: 53.00		Total Land Value: 106,370		Market: 280,500		Agricultural: 16,370		Common: 90,000		PRINTED 07/30/2025 BY SYS																						

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[illegible]