

A1A CHESTER ROAD HOLDINGS LLC
11478 PINE STREET
JACKSONVILLE, FL 32258

37-2N-27-1950-0020-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall

20

FACE BRICK

100

Roof Structur

04

WOOD TRUSS

100

Roof Cover

05

COMP SHNGL

100

Interior Wall

03

DRYWALL

100

Interior Floo

14

CARPET

80

Interior Floo

11

CLAY TILE

20

Air Condition

03

CENTRAL

100

Heating Type

04

AIR DUCTED

100

Fixtures

11

100

Frame

MASONRY

100

Story Height

12

100

RMS

11

100

Stories

1.

100

Units

0

100

Occupancy

00

NONE

100

Quality

03

Quality Level

03

DOR CODE

2300

FINANCIAL BLDG

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4058.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

4,379

100

2008

4,379

773,787

CAN

15

30

2008

4

707

CAN

96

30

2008

29

5,124

CAN

1,462

30

2008

439

77,573

TOTALS

5,952

4,851

857,191

EXTRA FEATURES

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

2021

BANK WINDW

0

0

0

0

1.00

UT

6,000.00

6,000.00

100

2008

2008

3

97

5,820

2

2025

PNMTC UNIT

0

0

0

0

3.00

UT

14,500.00

14,500.00

100

2008

2008

3

97

42,195

3

0812

CONCRETE C

0

0

0

0

1,748.00

SF

4.00

4.00

100

2008

2008

3

88

6,153

4

0803

ASPHALT C

0

0

0

0

22,077.00

SF

2.00

2.00

100

2008

2008

3

60

26,492

5

0400

CONC CURB

0

0

0

0

1,203.00

LF

15.00

15.00

100

2008

2008

3

91

16,421

6

0972

ST LGHT UN

0

0

0

0

5.00

UT

2,530.00

2,530.00

100

2008

2008

3

72

9,108

7

0505

FLAGPOLE A

0

0

0

0

20.00

LF

50.00

50.00

100

2008

2008

3

31

310

8

1126

CB/STC 8"

0

0

30

0

150.00

SF

12.00

12.00

100

2008

2008

3

88

1,584

9

1126

CB/STC 8"

0

0

34

0

204.00

SF

12.00

12.00

100

2008

2008

3

88

2,154

10

0463

FENCE GATE

0

0

0

0

2.00

UT

300.00

300.00

100

2008

2008

3

72

432

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

002300

C

FINANCIAL

0

0004

IW

0.00

0.00

44,431.00

SF

1.00

1.00

1.00

21.00

21.00

933,051

REVIEW DATE

08/11/2020

BY

TW

Total Acres:

0.00

Total Land Value:

933,051

Market:

0

Agricultural:

0

Common:

933,051

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

2302

04

4,851

104.0400

200.80

97

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11478 PINE STREET
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2									
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY															
																								VALUATION BY					STANDARD										
																								Tax Group: 4					Tax Dist:										
																								BUILDING MARKET VALUE					857,191										
																								TOTAL MARKET OB/XF VALUE					117,135										
																								TOTAL LAND VALUE - MARKET					933,051										
																								TOTAL MARKET VALUE					1,907,377										
																								SOH/AGL Deduction					434,277										
																								ASSESSED VALUE					1,473,100										
																								TOTAL EXEMPTION VALUE					0										
																								BASE TAXABLE VALUE					1,473,100										
																								TOTAL JUST VALUE					1,907,377										
																								NCON VALUE					0										
																								INCOME VALUE															
																								PREVIOUS YEAR MKT VALUE					1,875,462										
DOR CODE		2300	FINANCIAL BLDG																																				
MAP NUM			MKT AREA																					04															
NEIGHBORHOOD/LOC		4058.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		