

WAGONER ALLYON MECCA
249 40TH AVE S
JACKSONVILLE BEACH, FL 32250

37-3N-28-0741-0552-0000

BUILDING CHARACTERISTICS

ELEMENTCD

05
AVERAGE 70

16
WD FR STUC 30

03
GABLE/HIP 100

03
COMP SHNGL 100

05
DRYWALL 100

14
CARPET 70

13
LVT/LAMNT 30

03
CENTRAL 100

04
AIR DUCTED 100

02
WOOD FRAME 100

00
NONE 100

04
Quality Level 04

0100
SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4038.00

TOTALS2,7362,272243,142

CONSTRUCTION

QUALITY

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,00010020151,000107,017

FGR40655201522323,865

FOP66302015202,140

FSP120402015485,137

FUS9701002015970103,807

PTO120520156642

STR541020155535

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,272111.6465111.65253,66920152015004.1595.85

SINGLE FAM - 0% - 0Heated Area: 1970HX Base Yr

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/13/2025MLU

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A0031393.00SF6.506.5010020152015395574

20811CONCRETE B0000646.00SF5.205.20100201520153953,191

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE243,142

TOTAL MARKET OB/XF VALUE3,765

TOTAL LAND VALUE - MARKET65,000

TOTAL MARKET VALUE311,907

SOH/AGL Deduction0

ASSESSED VALUE311,907

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE311,907

TOTAL JUST VALUE311,907

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE301,993

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSN CDPRICE

2505/066710/12/2021WDQI01310,000

GRANTOR:MOLZHON JUSTIN M

GRANTEE:WAGONER ALLYON MECC

2396/01649/24/2020WDQI01250,000

GRANTOR:KNIPP CRYSTAL

GRANTEE:MOLZHON JUSTIN M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W6 FSP=[YR=2015] N10 W12 PTO=[YR=2015] W12 S10 E12 N10\$ S10 E12\$ W26 S30 FGR=[YR=2015] S22 E20 N16 FOP=[YR=2015] E12 N7 W6 S3 W6 S4\$ N4 W17 N2 W3\$ E3 S2 E23 N3 E6 N29\$ PTR=E20 FUS=[YR=2015] E32 S32 W13 STR=[YR=2015] W6 N9 E6 S9\$ N9 W6 S9 W13 N32\$ W20\$.

LAND DESCRIPTION

TOTAL OB/XF3,765

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CRES POND0PUD0.000.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE07/16/2020BYKWA

Total Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000

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