PT THOMAS NELSON GRANT
SEC 38-4N-25E IN OR 2737/537

KIENKE KOBE A
4513 GLENN KERMAN PKWY E
JACKSONVILLE, FL 32224

2025

38-4N-25-0000-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

LESSIE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	152,334
TOTAL MARKET VALUE	152,334
SOH/AGL Deduction	0
ASSESSED VALUE	152,334
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,334
TOTAL JUST VALUE	152,334
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH250000044	2025 CHAMPION DBL	0	01/02/2025
CO250006532			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2737/537	8/26/2024	WD	Q	V	01	160,000
GRANTOR: THRIFT GEORGE						
GRANTEE: KIENKE KOBE A						
2680/998	11/17/2023	WD	Q	V	01	125,000
GRANTOR: TIMMONS JERRY L SR						
GRANTEE: THRIFT GEORGE						

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	000100	C	RES	0		OR			5.58	AC		1.00	1.00	1.40	19,500.00	27,300.00	152,334							

REVIEW DATE 05/13/2025 BY MLU Total Acres: 5.58 Total Land Value: 152,334 Market: 0 Agricultural: 0 Common: 152,334 PRINTED 07/30/2025 BY SYS