

LOT 2  
 PT OR 835/917 & OR 1610/630  
 EX R/W OR 602/620

THOMPSON ALPHONSO/THOMPSON JULE ET AL  
 7906 CAXTON CIRCLE W  
 JACKSONVILLE, FL 32208

2025

38-4N-25-4240-0002-0000



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																											
																	<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 147,900 <b>TOTAL MARKET VALUE</b> 2,588 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 2,588 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 2,588 <b>TOTAL JUST VALUE</b> 147,900 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 88,740																												
DOR CODE 5500						TIMBERLAND 80-89											PERMIT NUM				DESCRIPTION		AMT		ISSUED																				
MAP NUM						MKT AREA				05																																			
NEIGHBORHOOD/LOC						5001.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																SALES DATA				OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE										
																									1610/0632		3/11/2009		QC U		I I		11		100										
GRANTOR: BLAND SHIRLEY T P/R F																						GRANTEE: THOMPSON DOROTHY																							
1610/0630																						3/11/2009		QC U		I I		11		100		GRANTOR: THOMPSON DOROTHY										GRANTEE: THOMPSON ALPHONSO E			
TOTALS																	LESSIE RD, HILLIARD					BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/12/2025		MLU		KB							
EXTRA FEATURES																											BUILDING NOTES																		
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																													
																	BUILDING DIMENSIONS																												
LAND DESCRIPTION																	TOTAL OB/XF																												
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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	4.93	AC		1.00	1.00	1.00	525.00	525.00	2,588																												
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	4.93	AC		1.00	1.00	1.00	30,000.00	30,000.00	147,900																												
REVIEW DATE 05/12/2025 BY MLU Total Acres: 4.93 Total Land Value: 2,588 Market: 147,900 Agricultural: 2,588 Common: 0 PRINTED 07/30/2025 BY SYS																																													