

SAMUEL CLARK & GEORGE S BROWN
GRANT IN SEC 41-4N-23E
IN OR 1726/260 & LOT 9

DAYSPRING HEALTH LLC/
PO BOX 1080
HILLIARD, FL 32046

2025

41-4N-23-0000-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		59 100
Frame	03	MASONRY 100
Common Wall		1 100
Story Height		9 100
RMS		20 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0600	RETIREMENT HOMES
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	

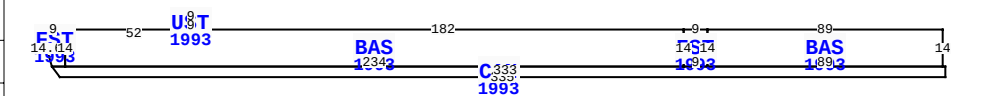
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,246	100	1993	1,246	21,735
BAS	3,276	100	1993	3,276	57,147
CAN	1,346	30	1993	404	7,047
FST	98	50	1993	49	855
FST	126	50	1993	63	1,099
UST	45	40	1993	18	314

TOTALS	6,137			5,056	88,197
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	53,549.00	SF	2.00	2.00	
2	0940	SHEDS/PORT	0	0	26	11	286.00	SF	30.00	30.00	
3	0754	FOP	0	0	26	11	286.00	SF	15.00	15.00	
4	0811	CONCRETE B	0	0	0	0	640.00	SF	5.20	5.20	
5	0810	CONCRETE A	0	0	0	0	457.00	SF	6.50	6.50	
6	0940	SHEDS/PORT	0	0	11	9	99.00	SF	30.00	30.00	
7	0511	GARAGE CB-	0	0	28	16	448.00	SF	40.00	40.00	
8	0810	CONCRETE A	0	0	0	0	165.00	SF	6.50	6.50	
9	0350	CARPORT WD	0	0	16	53	848.00	SF	13.00	13.00	
10	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00	200.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000600	C	RETIREMENT	0	0004	CI			392,040.00	SF	
2	000100	C	RES	0	0004	OR			5.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3901	04	5,056	96.3778	87.22	440,984	1950	1970	0	0	0 80.00	20.00
1 MOTEL - 0% - 0											
Heated Area: 4522 HX Base Yr											



NASSAU COUNTY PROPERTY			
PAGE 1 of 6			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		420,388	
TOTAL MARKET OB/XF VALUE		35,162	
TOTAL LAND VALUE - MARKET		251,816	
TOTAL MARKET VALUE		707,366	
SOH/AGL Deduction		0	
ASSESSED VALUE		707,366	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		707,366	
TOTAL JUST VALUE		707,366	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		698,699	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001783	REMODEL	18,000	03/23/2018
R1700273	REPAIR/RRF	2,100	01/01/2017
B1023978	CO ISSUED	0	05/31/2011
M15863	H/AC	0	01/01/2011
B23978	ADDITION	132,023	10/01/2010
C23365	CO ISSUED	0	08/01/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1726/0260	2/18/2011	WD U	I	11		100	
GRANTOR: ADKINS JOAN D TRUSTEE							
GRANTEE: DAYSPRING HEALTH LL							
1622/0799	5/29/2009	WD U	V			40,000	
GRANTOR: DAVIS CLINTON A & ANG							
GRANTEE: DAYSPRING HEALTH LL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W89 FST=[YR=1993] W9 BAS=[YR=1993] W182 UST=[YR=1993] N5W9 S5 E9\$ W52 FST=[YR=1993] W9 D14 R4 E5N14 \$S14CAN=[YR=1993] W5 D4 R3 E335N4W333 \$ E234 N14\$ S14 E9 N14\$S14 E89 N14\$.											

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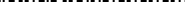
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