

SEDA CONSTRUCTION COMPANY
2120 CORPORATE SQUARE BLVD #3
JACKSONVILLE, FL 32216

42-2N-27-1095-0037-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

31

HARDIE BRD 100

Roof Structure

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floor

14

CARPET 60

Interior Floor

11

CLAY TILE 40

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4 100

Bathrooms

3.5 100

Frame

02

WOOD FRAME 100

Stories Units

2.

2. 100
0 100

Quality

04

Quality Level 04

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4096.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,618

100

2025

1,618

237,668

FGR

462

55

2025

254

37,310

FOP

113

30

2025

34

4,994

FOP

160

30

2025

48

7,051

FST

16

55

2025

9

1,322

FUS

1,147

100

2025

1,147

168,483

STR

48

10

2025

5

734

TOTALS

3,564

3,115

457,562

EXTRA FEATURES

L N

OBI/XF CODE

DESCRIPTION

BLD CAP

L

W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OBI/XF MKT VALUE

NOTES

1

0855

CONC PAVER

0

0

0

0

758.00

SF

10.00

10.00

100

2025

2024

100

7,580

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

RSF-2

0.00

0.00

1.00

LT

1.00

1.00

1.00

55,000.00

55,000.00

55,000

REVIEW DATE

12/26/2024

BY

KW

Total Acres:

0.00

Total Land Value:

55,000

Market:

0

Agricultural:

0

Common:

55,000

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

0900

01

3,115

111.2832

146.89

457,562

2024

2024

0

0

0.00

100.00

1 SNGL FAM - 0% - 2025

Heated Area: 2765

HX Base Yr

Diagram showing building footprint and area calculations. Key areas labeled include FOP 2025, BAS 2025, STR 2025, FUS 2025, and FGR 2025.

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

457,562

TOTAL MARKET OB/XF VALUE

7,580

TOTAL LAND VALUE - MARKET

55,000

TOTAL MARKET VALUE

520,142

SOH/AGL Deduction

0

ASSESSED VALUE

520,142

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

520,142

TOTAL JUST VALUE

520,142

NCON VALUE

465,142

INCOME VALUE

PREVIOUS YEAR MKT VALUE

55,000

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2713/1835

5/23/2024

WD U

V

30

120,000

GRANTOR: SANDY RIDGE DEVELOPME

GRANTEE: SEDA CONSTRUCTION C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,0] E3 E16 E21 S31 W8 N4 W4 S4 W9 S18 W6 S4 W13 N53 \$

FST=[YR=2025;ORIG=38,27] E4 S4 W4 N4 \$

FOP=[YR=2025;ORIG=13,0] E16 N10 W16 S10 \$

FOP=[YR=2025;ORIG=10,57] N4 E13 N4 E6 S4 E1 S5 W9 N1 W11 \$

FGR=[YR=2025;ORIG=29,31] E9 E4 E8 S22 W20 W1 N4 N18 \$

FUS=[YR=2025;ORIG=61,0] S36 E11 S3 E9 N7 E20 N23 W5 S4 W12 W3 N13 W20 \$

STR=[YR=2025;ORIG=96,13] W12 N4 E12 S4 \$

.