

N1/2 OF LOTS 11 12 & 13
IN OR 2054/1968
R433772 R433766 &

MELISSA ACRES LLC
1720 MURFIELD DR
GREEN COVE SPRINGS, FL 32043

2025

42-2N-27-4540-0011-0010



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	01	NONE 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	784	100	1993
TOTALS	784		

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
0820	02	784	88.6000	70.88	55,570	1981	1981	0	0	70.00	30.00															
2 M/H 93- - 0% - 0 Heated Area: 784 HX Base Yr																										
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>06/16/2021</th> <th>KK</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>06/16/2021</th> <th>KK</th> <th>LAND DATE</th> <th>05/08/2025</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th>MLU</th> </tr> </thead> </table>												BLD DATE	06/16/2021	KK	LGL DATE		XF DATE	06/16/2021	KK	LAND DATE	05/08/2025	INC DATE			AG DATE	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 6	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			101,563
TOTAL MARKET OB/XF VALUE			20,204
TOTAL LAND VALUE - MARKET			437,920
TOTAL MARKET VALUE			559,687
SOH/AGL Deduction			202,064
ASSESSED VALUE			357,623
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			357,623
TOTAL JUST VALUE			559,687
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			521,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145530	CO ISSUED	0	04/07/2014
MH145530	MH MOVE-ON	0	01/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2054/1968	6/24/2016	WD	U	I	37	185,000
GRANTOR: DAROUJ LUTHER						
GRANTEE: MELISSA ACRES LLC						
1891/1871	11/22/2013	WD	U	I	37	170,000
GRANTOR: CLAXTON KENNETH EUGEN						
GRANTEE: DAROUJ LUTHER						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0	0	4	10			10.00	100	1980
2	1242	WD DECK A	0	0	6	8			10.00	100	1995
3	2810	MH SPACE	0	0	0	0			2,400.00	100	0
4	0803	ASPHALT C	0	0	253	11			2.00	100	2000
5	1243	WD DECK F	0	0	10	8			8.00	100	1985
6	1242	WD DECK A	0	0	4	6			10.00	100	1995
7	1242	WD DECK A	0	0	6	8			10.00	100	1995
8	1242	WD DECK A	0	0	4	6			10.00	100	1995
9	1242	WD DECK A	0	0	4	6			10.00	100	1995
10	1243	WD DECK F	0	0	6	8			8.00	100	1995

TOTAL OB/XF												20,204												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002800	C	PARKING LOT	0		OR	0.00	0.00	6.44	AC		1.00	1.00	0.80	85,000.00	68,000.00	437,920							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W56 S14 E56 N14 \$.	

REVIEW DATE 06/16/2021 BY KK																								
Total Acres: 6.44					Total Land Value: 437,920					Market: 0					Agricultural: 0					Common: 437,920				

