

CINTRON EDDIE
3857 WINTERBERRY RD E
JACKSONVILLE, FL 32210

2025

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																
Exterior Wall		05	AVERAGE 100		0820	02	1,620	121.6000	97.28	157,594	1984				0	0	48.00	52.00	VALUATION BY		STANDARD													
Roof Structur		03	GABLE/HIP 100		2 M/H 93- - 0% - 2024										Heated Area: 1620										HX Base Yr									
Roof Cover		12	MODULAR MT 100		27 BAS2023 6027										Tax Group: 4										Tax Dist:									
Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE										81,949									
Interior Floo		08	SHT VINYL 60												TOTAL MARKET OB/XF VALUE										0									
Interior Floo		14	CARPET 40												TOTAL LAND VALUE - MARKET										120,550									
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE										202,499									
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction										49,919									
Bedrooms			4 100												ASSESSED VALUE										152,580									
Bathrooms			2 100												TOTAL EXEMPTION VALUE										0									
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE										152,580									
															TOTAL JUST VALUE										202,499									
					NCON VALUE										0																			
					INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE										155,218																			
Quality		03	Quality Level 03																															
DOR CODE		0200	MOBILE HOME																															
MAP NUM			MKT AREA												04																			
NEIGHBORHOOD/LOC		4031.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,620	100	2023	1,620	81,949																													
TOTALS		1,620			1,620	81,949																												
EXTRA FEATURES					96749 BLACKROCK RD, YULEE										BLD DATE				LGL DATE		04/11/2025		MLU											
															XF DATE				LAND DATE															
															INC DATE				AG DATE															
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																		
LAND DESCRIPTION										TOTAL OB/XF										0														
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	000100	C	RES	0		OR	0.00	0.00	1.34	AC		1.00	1.00	1.00	85,000.00	85,000.00	113,900																	
2	009600	C	WASTELAND	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,000																	
3	009530	C	POND	0					0.66	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,650																	
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