

BLOCK 1 LOT 10
IN OR 1010/814
LOFTON BLUFF 2 PB 4/92 & 93

KIRKPATRICK CHARLES III& GRACE
1731 CANTERBURY STREET
JACKSONVILLE, FL 32205

2025

43-2N-27-4621-0001-0100



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 90			
Exterior Wall	12	CEDAR 10			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	11	CLAY TILE 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		1.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	04	DIST 01 100			
Occupancy	00	NONE 100			
Quality	05	Quality Level 05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4048.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,332	100	1993	1,332	133,344
FCP	714	25	1993	178	17,820
FOP	112	30	1993	34	3,404
FSP	168	40	1993	67	6,707
FST	147	55	1993	81	8,109
UOP	36	20	1993	7	701
TOTALS	2,509			1,699	170,084

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,699	119.7900	119.79	203,523	1988	1988	0	0	16.43	83.57
1 SINGLE FAM - 0% - 0											
Heated Area: 1332											
HX Base Yr											
BLD DATE						LGL DATE					
XF DATE						LAND DATE	05/08/2025				
INC DATE						AG DATE	MLU				

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0940	SHEDS/PORT	0	0	8	8	64.00	SF	20.10	20.10	
3	0511	GARAGE CB-	0	0	26	36	936.00	SF	30.00	30.00	
4	0812	CONCRETE C	0	0	0	0	4,847.00	SF	4.00	4.00	
5	0300	BOAT DCK W	0	0	24	4	96.00	SF	40.00	40.00	
6	0810	CONCRETE A	0	0	0	0	144.00	SF	6.50	6.50	
7	0300	BOAT DCK W	0	0	10	6	60.00	SF	40.00	40.00	
TOTAL OB/XF 29,849											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000131	C	RES CREEK	0		OR	0.00	0.00	100.00	FF	
TOTAL OB/XF 29,849											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000131	C	RES CREEK	0		OR	0.00	0.00	100.00	FF	
TOTAL OB/XF 29,849											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						170,084					
TOTAL MARKET OB/XF VALUE						29,849					
TOTAL LAND VALUE - MARKET						140,000					
TOTAL MARKET VALUE						339,933					
SOH/AGL Deduction						6,060					
ASSESSED VALUE						333,873					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						333,873					
TOTAL JUST VALUE						339,933					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						303,521					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M98 3007	H/AC	0	05/01/1998
5612	GARAGE	15,912	04/04/1989
4052	NEW CONSTR	49,895	04/30/1987
4194	NEW CONSTR	1,710	04/30/1987
2135	H/AC	2,475	04/30/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1010/0814	10/02/2001	WD	Q	I		200,000	
GRANTOR: RAMBACH JOHN W SR							
GRANTEE: KIRKPATRICK CHARLES							
0656/0706	5/01/1992	WD	U	I	10	23,500	
GRANTOR: PHILIPS ELISE ETAL							
GRANTEE: RAMBACH JOHN SR & I							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=1993] W4 UOP=[YR=1993] N6 W6 S6 E6 \$ W10 BAS=[YR=1993] W16 S17 FST=[YR=1993] W21 S7 FCP=[YR=1993] S34 E21 N34 W21 \$ E21 N7\$ S33 E4 FOP=[YR=1993] S8 E14 N8 W14\$ E26 N38 W14 N12\$ S12 E14 N12\$.											