IN OR 1423/1249
EX R/W CASE 02-117-CA

WEST TWO HUNDRED LLC
5816 NORMANDY BLVD
JACKSONVILLE, FL 32205

2025

47-2N-25-0000-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	4,925
TOTAL MARKET VALUE	4,925
SOH/AGL Deduction	4,564
ASSESSED VALUE	361
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	361
TOTAL JUST VALUE	4,925
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/1249	6/27/2006	WD	Q	V		500

GRANTOR: PETREE LYNDA

GRANTEE: WEST TWO HUNDRED LL

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	009630	C	SWAMP	0		OR	0.00	0.00	9.85	AC		1.00	1.00	1.00	500.00	500.00	4,925							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 9.85 Total Land Value: 4,925 Market: 0 Agricultural: 0 Common: 4,925 PRINTED 07/30/2025 BY SYS