

PT OF LOT 2
IN OR 1193/1929
SUB SEC 49 PB 2/15

MASSIS KANAAN K & NARIMAN/
3902 COVE ST JOHN
JACKSONVILLE, FL 32277

2025

49-2N-25-4100-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	30	VINYL 30
Roof Structure	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	19	100
Frame	03	MASONRY 100
Story Height	10	100
RMS	14	100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Quackancy	00	ONEI190Level 02
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 07

NEIGHBORHOOD/LOC					
1290.100					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	800	100	1993	800	37,668
BAS	800	100	1993	800	37,668
BAS	800	100	1993	800	37,668
BAS	800	100	1993	800	37,668
BAS	1,676	100	1993	1,676	78,915
BAS	2,492	100	1993	2,492	117,336
CAN	754	30	1993	226	10,641
FOP	80	30	1993	24	1,130
FST	424	50	2007	212	9,982
STR	84	10	2007	8	377
TOTALS	8,710			7,838	369,052

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0803	ASPHALT C	0	0	0	7,306.00	SF	1.40	1.40	100	1990
2	0810	CONCRETE A	0	0	0	312.00	SF	6.50	6.50	100	1985
4	4950	BOLLARD	0	0	0	11.00	UT	100.00	100.00	100	1990
5	0461	IRON FENCE	0	0	16	64.00	SF	8.50	8.50	100	1990

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	001610	C	SH CTR NHD	0		CH	0.00	0.00	33,367.00	SF	

MARKET ADJUSTMENTS																	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND						
1602	04	7,838	90.1170	94.17	738,104	1955	1975	0	0	0 50.00	50.00						
1 NBHD SHOP - 0% - 0																	
Heated Area: 7368																	
HX Base Yr																	
542101 US HWY 1, CALLAHAN																	
BLD DATE			12/27/2024			KW			LGL DATE								
XF DATE			12/27/2024			KW			LAND DATE								
INC DATE									AG DATE								
										10/02/2020							
										KK							

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											1
VALUATION SUMMARY											
VALUATION BY						DIRECT_CAP					
Tax Group: 1						Tax Dist:					
BUILDING MARKET VALUE						312,051					
TOTAL MARKET OB/XF VALUE						0					
TOTAL LAND VALUE - MARKET						0					
TOTAL MARKET VALUE						312,051					
SOH/AGL Deduction						0					
ASSESSED VALUE						312,051					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						312,051					
TOTAL JUST VALUE						312,051					
NCON VALUE						0					
INCOME VALUE						312,051					
PREVIOUS YEAR MKT VALUE						312,051					

AS OF 12/2024KW: 542099 = APARTMENT (ABOVE THE PLA											
PERMIT NUM	DESCRIPTION					AMT	ISSUED				
4779-E	ELECTRICAL RENOVA						05/24/2024				
4779	RENOVATION OF SUI						05/21/2024				
4779-P	PLUMBING RENOVATI						05/15/2024				
B2607	REMODEL					1,200	05/08/2003				
2409	SIGNS					600	11/06/2001				
2389	REPAIR/RRF					16,500	09/01/2001				

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1193/1929	12/08/2003	WD	Q	I		300,000	
GRANTOR: SMITH ROLAND D & KATH							
GRANTEE: MASSIS KANAAN & NAR							
0977/0458	3/22/2001	WD	Q	I	06	129,000	
GRANTOR: BEATY JOHN R & SHEILA							
GRANTEE: SMITH ROLAND D & KA							

BUILDING NOTES											
BUILDING DIMENSIONS											
APT=[YR=1993;LABEL=542099;ORIG=-138,-24] N40 W20 S7 S33 E20 \$											
CAN=[YR=1993;ORIG=0,0] W4 S28 W48 W50 W20 W20 W20 S4 E158											
U3R4 N29 \$											
FST=[YR=2007;LABEL=coolers;ORIG=-52,-14] W27 S10 E20 S22 E7											
N32 \$											
STR=[YR=2007;ORIG=-158,-57] W4 S21 E4 N21 \$											
FOP=[YR=1993;ORIG=-138,-20] N4 W20 S4 E20 \$											
BAS=[YR=1993;LABEL=542101;ORIG=-162,28] E20 N40 W20 S40 \$											
BAS=[YR=1993;LABEL=542103;ORIG=-142,-12] E20 S40 W20 N40 \$											
BAS=[YR=1993;ORIG=-122,-12] E20 S40 W20 N40 \$											
BAS=[YR=1993;LABEL=542109;ORIG=-102,28] E50 N10 W7 N22 W20											
N10 W23 S2 S40 \$											

TOTAL OB/XF											
7,465											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001610	C	SH CTR NHD	0		CH	0.00	0.00	33,367.00	SF	