PT OF LOT 30 (S-2 & S-3)
IN OR 1552/765
CALICO WOODS PB 6/374

FLORIDA HOMESTEAD RANCH INC
3737 HARBOR ACRES LN
JACKSONVILLE, FL 32257

2026

03-1S-24-021W-0030-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8003.00		

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

FLORIDA HORSE RANCH, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/13/2023 DC
INC DATE		AG DATE	11/03/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,360
TOTAL LAND VALUE - MARKET	285,350
TOTAL MARKET VALUE	15,231
SOH/AGL Deduction	0
ASSESSED VALUE	15,231
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,231
TOTAL JUST VALUE	294,710
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	316,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1552/0765	2/25/2008	WD	U	V	07	100

GRANTOR: FLORIDA LAND INVESTME

GRANTEE: FLORIDA HOMESTEAD R

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
1	0300	BOAT DCK W	0	0	0	0	130.00	SF	40.00	40.00	100	2021	2021	3	90	4,680	
2	0300	BOAT DCK W	0	0	0	0	130.00	SF	40.00	40.00	100	2021	2021	3	90	4,680	

LAND DESCRIPTION

TOTAL OB/XF 9,360

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	006000	A	PASTURE - HA	0	0006	OR	0.00	0.00	14.45	AC		1.00	1.00	1.00	370.00	370.00	5,346							
2	005970	A	AGRICULTURAL	0	0006	OR	0.00	0.00	7.50	AC		1.00	1.00	1.00	70.00	70.00	525							
3	009910	M	MARKET VALUE	0	0006	OR	0.00	0.00	21.95	AC		1.00	1.00	1.00	13,000.00	13,000.00	285,350							

REVIEW DATE 07/13/2023 BY DC Total Acres: 21.95 Total Land Value: 5,871 Market: 285,350 Agricultural: 5,871 Common: 0 PRINTED 07/09/2026 BY SYS