NW1/4 OF SW1/4 OF SEC 4-1S-24E &
PT OF THE NE1/4 OF SE1/4 OF
SEC 5-1S-24E IN OR 2707/527

CASTLE MONICA LYNN &/GILT MARK
2196 AVIAN PLACE
JACKSONVILLE, FL 32224

2026

04-1S-24-0000-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

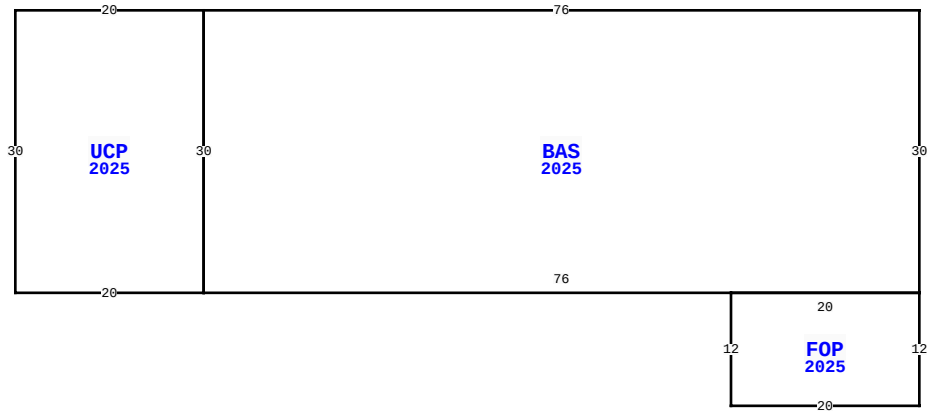
DOR CODE	5501	TIMBER 2-2 SI 80-89	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2025	2,280	48,597
FOP	240	30	2025	72	1,535
UCP	600	20	2025	120	2,558
TOTALS	3,120			2,472	52,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,472	55.2000	21.53	53,222	2025	2025	0	0	0	1.00	99.00

1 GARAGE RES 0% - 2026 Heated Area: 2280 HX Base Yr



VERDIE CEMETERY RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	06/03/2025 KB

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	52,690
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	732,820
TOTAL MARKET VALUE	238,916
SOH/AGL Deduction	0
ASSESSED VALUE	238,916
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	238,916
TOTAL JUST VALUE	785,510
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	430,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2707/527	4/16/2024	SW	Q	V	02	500,000
GRANTOR: RAYDIENT LLC DBA RAYD						
GRANTEE: CASTLE MONICA LYNN						
2153/1929	10/26/2017	MS	U	V	11	100
GRANTOR: TERRAPOINTE LLC ET AL						
GRANTEE: RAYDIENT LLC DBA RA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=4,10] E76 S30 W76 N30 $
UCP=[YR=2025;ORIG=4,10] W20 S30 E20 N30 $
FOP=[YR=2025;ORIG=60,40] E20 S12 W20 N12 $
.

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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	16.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	176,000							
2	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	12.12	AC		1.00	1.00	1.00	515.00	515.00	6,242							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	10.70	AC		1.00	1.00	1.00	170.00	170.00	1,819							
4	005900	A	TIMBER WETLA	0		OR	0.00	0.00	8.30	AC		1.00	1.00	1.00	50.00	50.00	415							
5	005010	A	SERVICE ACRE	0		OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	500.00	500.00	1,750							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	50.62	AC		1.00	1.00	1.00	11,000.00	11,000.00	556,820							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 50.62 Total Land Value: 186,226 Market: 556,820 Agricultural: 10,226 Common: 176,000 PRINTED 07/09/2026 BY SYS