

PARS 4 4-3 & 4-4 IN SEC 5 &
PARS 1 & 1-2 IN SEC 6
IN OR 2770/1085

VASCONCELLOS CHRISTINE & MARC
12033 CAP FERRAT ST
JACKSONVILLE, FL 32224

2026

05-1S-23-0000-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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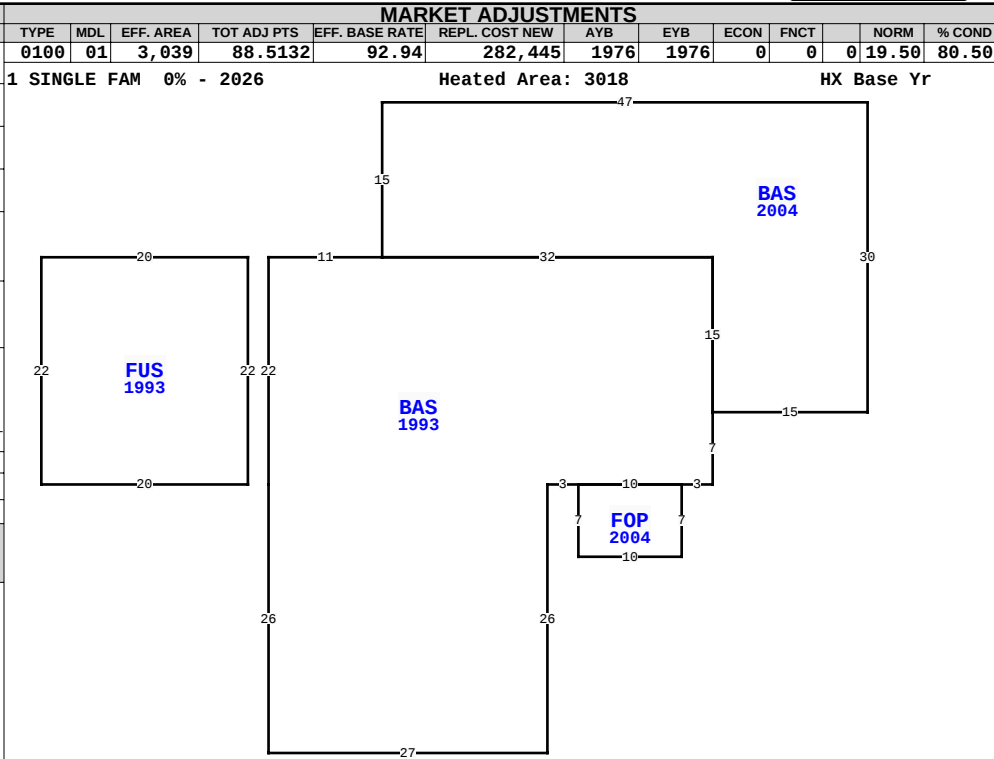
NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,648	100	1993	1,648	123,298
BAS	930	100	2004	930	69,579
FOP	70	30	2004	21	1,571
FUS	440	100	1993	440	32,920

TOTALS	3,088			3,039	227,368
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0511	GARAGE CB-	0	0	30	50	1,500.00	SF	40.00
3	0681	POLE SHED	0	0	15	29	435.00	SF	15.00
6	0510	GARAGE WD-	0	0	20	16	320.00	SF	28.00
7	0681	POLE SHED	0	0	20	9	180.00	SF	15.00
8	0681	POLE SHED	0	0	20	9	180.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0007	OR	0.00	0.00	18.00
2	009605	C	WETLANDS	0		OR	0.00	0.00	7.00



977 WINDSOCK LN, BRYCEVILLE	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE	11/21/2024	KBA
	INC DATE	AG DATE		

L N	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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1976	1976	3	34	1,190	
2	0511	GARAGE CB-	0	0	30	50	1,500.00	SF	40.00	40.00	100	1989	1989	3	52	31,200	
3	0681	POLE SHED	0	0	15	29	435.00	SF	15.00	15.00	100	1989	1989	3	20	1,305	
6	0510	GARAGE WD-	0	0	20	16	320.00	SF	28.00	28.00	100	2009	2009	3	48	4,301	
7	0681	POLE SHED	0	0	20	9	180.00	SF	15.00	15.00	100	2009	2009	3	48	1,296	
8	0681	POLE SHED	0	0	20	9	180.00	SF	15.00	15.00	100	2009	2009	3	48	1,296	

TOTAL OB/XF										40,588							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	0	0007	OR	0.00	0.00	18.00	AC		1.00	1.00	1.10	13,000.00	14,300.00	257,400
2	009605	C	WETLANDS	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	1,000.00	1,000.00	7,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		227,368	
TOTAL MARKET OB/XF VALUE		40,588	
TOTAL LAND VALUE - MARKET		264,400	
TOTAL MARKET VALUE		532,356	
SOH/AGL Deduction		0	
ASSESSED VALUE		532,356	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		532,356	
TOTAL JUST VALUE		532,356	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		501,342	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017970	REPAIR/RRF	15,000	12/07/2022
R1615218	REPAIR/RRF	5,800	08/31/2016
M048073	H/AC	0	01/04/2004
6050	GARAGE	25,700	10/10/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2770/1085	2/21/2025	WD	Q	I	01	550,000	
GRANTOR: JELKS BRENDA K							
GRANTEE: VASCONCELLOS CHRIST							
2625/0739	3/13/2023	FJ	U	I	11	0	
GRANTOR: JELKS DONALD KIBBEE I							
GRANTEE: JELKS BRENDA K							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=40,-10] W32 W11 S22 S26 E27 N26 E3 E10 E3 N7 N15 \$									
BAS=[YR=2004;ORIG=40,5] E15 N30 W47 S15 E32 S15 \$									
FUS=[YR=1993;ORIG=-5,-10] W20 S22 E20 N22 \$									
FOP=[YR=2004;ORIG=37,12] W10 S7 E10 N7 \$									