PT NE1/4 IN OR 2754/380
ESMT IN OR 2466/1268 & OR 1925/1

A DOUBLE J INVESTMENT LLC
114 HALSEMA ROAD S
JACKSONVILLE, FL 32220

2026

05-1S-24-0000-0003-0020

BUILDING CHARACTERISTICS

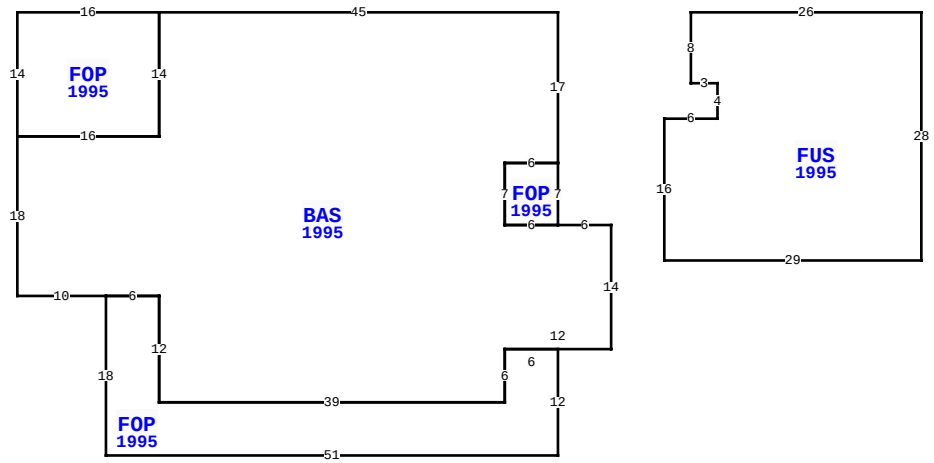
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,274	100	1995	2,274	258,642
FOP	42	30	1995	13	1,479
FOP	224	30	1995	67	7,621
FOP	414	30	1995	124	14,103
FUS	764	100	1995	764	86,897
TOTALS	3,718			3,242	368,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,242	105.5838	146.76	475,796	1995	1995	0	0	0	22.50	77.50

1 SNGL FAM 0% - 2025 Heated Area: 3038 HX Base Yr



12053 OLD NORTH TRL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	04/22/2026 KB

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	384,339
TOTAL MARKET OB/XF VALUE	45,090
TOTAL LAND VALUE - MARKET	438,930
TOTAL MARKET VALUE	461,000
SOH/AGL Deduction	0
ASSESSED VALUE	461,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	461,000
TOTAL JUST VALUE	868,359
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	812,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952116	SWIM POOL	9,000	07/01/1995
B957167	NEW CONSTR	194,141	03/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2754/380	11/18/2024	WD	U	I	37	462,500
GRANTOR: MCELROY DONALD B & AL						
GRANTEE: A DOUBLE J INVESTME						
2466/1268	5/25/2021	WD	Q	I	01	450,000
GRANTOR: RYAN-FENTON SHIRLEY M						
GRANTEE: MCELROY DONALD B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W45 FOP=[YR=1995] W16 S14 E16 N14 $ S14 W16 S18 E10 FOP=[YR=1995] S18 E51 N12 W6 S6 W39 N12 W6 $ E6 S12 E39 N6 E12 N14 W6 FOP=[YR=1995] N7 W6 S7 E6 $ W6 N7 E6 N17 $ PTR= E15 FUS=[YR=1995] E26 S28 W29 N16 E6 N4 W3 N8 $ W15 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	74	2,590	
2	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2010	2010	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 45,090

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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	009530	C	POND	0		OR	0.00	0.00	1.30	AC		1.00	1.00	1.00	2,500.00	2,500.00	3,250							
3	009530	C	POND	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
4	005910	A	HARDWOOD WET	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	90.00	90.00	180							
5	005901	A	HARDWOOD SI	0		OR	0.00	0.00	13.00	AC		1.00	1.00	1.00	200.00	200.00	2,600							
6	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	23.38	AC		1.00	1.00	1.00	515.00	515.00	12,041							

REVIEW DATE 01/09/2025 BY WWA Total Acres: 41.68 Total Land Value: 31,571 Market: 422,180 Agricultural: 14,821 Common: 16,750 PRINTED 07/09/2026 BY SYS

PT NE1/4 IN OR 2754/380
ESMT IN OR 2466/1268 & OR 1925/1

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114 HALSEMA ROAD S
JACKSONVILLE, FL 32220

2026

05-1S-24-0000-0003-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 70
Interior Wall	02	WALL BD/WD 30
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

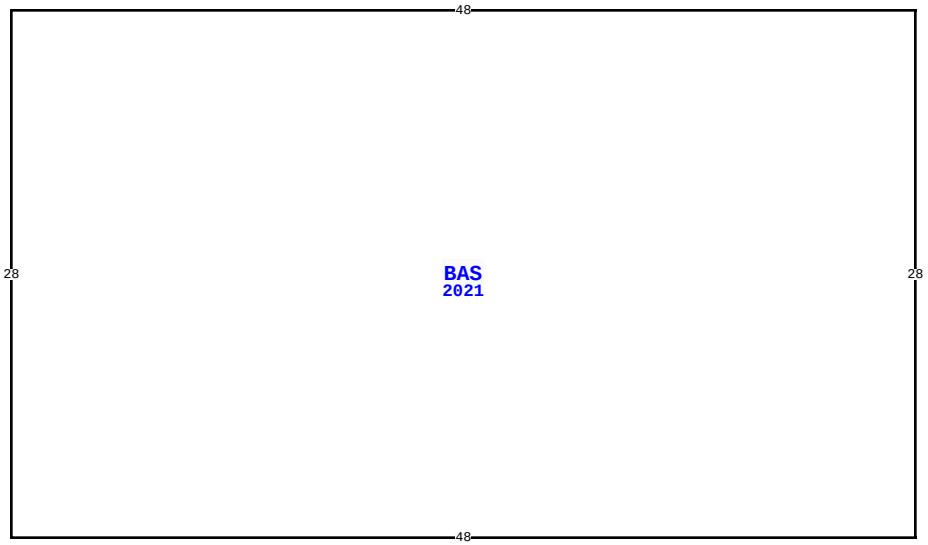
DOR CODE	5501	TIMBER 2-2 SI 80-89	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	2021	1,344	15,597
TOTALS	1,344			1,344	15,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,344	59.5140	23.21	31,194	1995	1995	0	0	0	50.00	50.00

2 GARAGE RES 0% - 2025 Heated Area: 1344 HX Base Yr



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GRANTEE: A DOUBLE J INVESTME						
2466/1268	5/25/2021	WD	Q	I	01	450,000
GRANTOR: RYAN-FENTON SHIRLEY M						
GRANTEE: MCELROY DONALD B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W48 S28 E48 N28$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
7	009910	M	MARKET VALUE	0		OR	0.00	0.00	38.38	AC		1.00	1.00	1.00	11,000.00	11,000.00	422,180							

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