

PT OF E1/2
IN OR 1597/242

BROOKS URSULA T LVG TRUST/BROOKS URSULA T TRUSTEE
9501 CHARCA VISTA CT
JACKSONVILLE, FL 32222

2026

05-1S-24-0000-0004-0150



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT		CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
																				VALUATION BY		STANDARD									
																				Tax Group: 6		Tax Dist:									
																				BUILDING MARKET VALUE		0									
																				TOTAL MARKET OB/XF VALUE		2,235									
																				TOTAL LAND VALUE - MARKET		806,130									
																				TOTAL MARKET VALUE		41,345									
																				SOH/AGL Deduction		0									
																				ASSESSED VALUE		41,345									
																				TOTAL EXEMPTION VALUE		0									
																				BASE TAXABLE VALUE		41,345									
																				TOTAL JUST VALUE		808,365									
																				NCON VALUE		0									
																				INCOME VALUE											
																				PREVIOUS YEAR MKT VALUE		415,004									
DOR CODE		5500		TIMBERLAND		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																										
TOTALS																															
EXTRA FEATURES						11701 OLD NORTH TRL, BRYCEVILLE														BLD DATE						LGL DATE		05/09/2025		MLU	
																				XF DATE						LAND DATE		02/15/2024		DC	
																				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	0430	CL FNC 6B	0	0	0	0	360.00	LF	9.70	9.70	100	2006	2006	3	64	2,235															