

PT OF S1/2 OF LOT 5
IN OR 1061/1370
R107110 & R107111

EASTON JOAN M
3868 MADARIN WOODS DR S
JACKSONVILLE, FL 32223-7470

2026

05-2S-23-0000-0005-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100

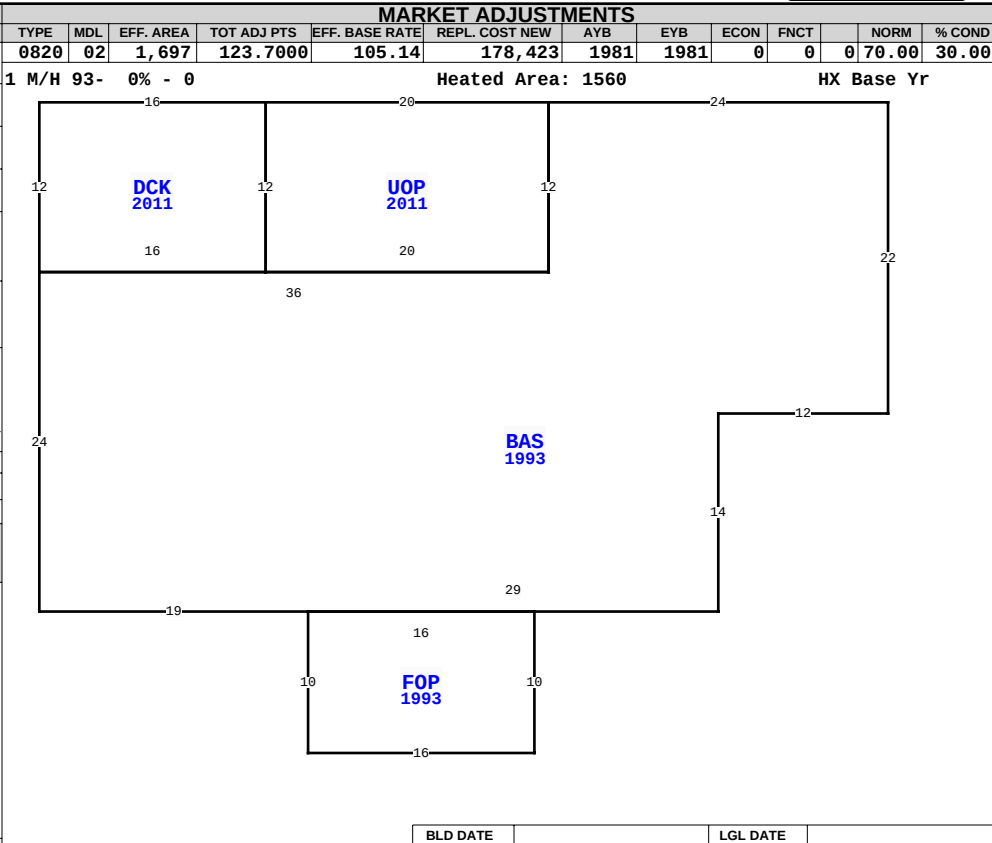
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1993	1,560	49,205
DCK	192	15	2011	29	915
FOP	160	30	1993	48	1,514
UOP	240	25	2011	60	1,892
TOTALS	2,152			1,697	53,527

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	0510	GARAGE WD-	0	0	24	12	288.00	SF	28.00

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	0006	OR	0.00	0.00	1.91

REVIEW DATE 01/01/2023 BY CD



6485 HORSESHOE CIR, BRYCEVILLE	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	OR	0.00	0.00	1.91

Total Acres: 1.91 Total Land Value: 76,400 Market: 0 Agricultural: 0 Common: 76,400

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
6									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					53,527				
TOTAL MARKET OB/XF VALUE					3,717				
TOTAL LAND VALUE - MARKET					76,400				
TOTAL MARKET VALUE					133,644				
SOH/AGL Deduction					36,317				
ASSESSED VALUE					97,327				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					97,327				
TOTAL JUST VALUE					133,644				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					140,216				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V000068	REMODEL	4,100	02/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1061/1370	6/11/2002	WD	Q	I		69,900
GRANTOR: POWERS GERALD JR & RO						
GRANTEE: EASTON JOAN M						
0624/1054	4/25/1991	WD	U	I		45,000
GRANTOR: BABICH JESS & TAMERA						
GRANTEE: POWERS GERALD & R						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W24 UOP=[YR=2011] W20 DCK=[YR=2011] W16 S12 E16 N12\$ S12 E20 N12\$ S12 W36 S24 E19 FOP=[YR=1993] S10 E16 N10 W16\$ E29 N14 E12 N22\$.									

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