LOTS 7 & 8 IN OR 1913/590
(EX PT IN OR 103/590, OR 771/198
OR 2709/843 & OR 2714/1427))

SHINELIGHT ENTERPRISES LLC
4170 BROAD CREEK LANE
JACKSONVILLE, FL 32218

2026

05-3N-24-2340-0007-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

OXFORD ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	111,780
TOTAL MARKET VALUE	111,780
SOH/AGL Deduction	4,248
ASSESSED VALUE	107,532
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,532
TOTAL JUST VALUE	111,780
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110259	OTHER	0	12/13/2011
01019	OTHER	0	03/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2655/1783	7/19/2023	QC	U	I	11	100
GRANTOR: SHINE-GREEN SHERRY						
GRANTEE: SHINELIGHT ENTERPRI						
2622/4	2/21/2023	QC	U	I	11	100
GRANTOR: SHINE-GREEN SHERRY						
GRANTEE: SHINELIGHT ENTERPRI						

BUILDING NOTES

BUILDING DIMENSIONS

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	000100	C	RES	0	0006	R-3	174.00	332.00	174.00	FF		1.00	1.00	1.00	345.00	345.00	60,030							
2	000100	C	RES	0	0006	R-3	150.00	320.00	150.00	FF		1.00	1.00	1.00	345.00	345.00	51,750							

REVIEW DATE 05/11/2026 BY MLU Total Acres: 0.00 Total Land Value: 111,780 Market: 0 Agricultural: 0 Common: 111,780 PRINTED 07/09/2026 BY SYS