PT NW1/4 OF NW1/4 OF NE1/4
PAR 2-11 IN OR 2382/312
(EX R/W IN OR 408/10)

DINKINS RODDRICK L
3900 OLD FIELD CROSSING
JACKSONVILLE, FL 32223

2026

07-2N-27-0000-0002-0110

BUILDING CHARACTERISTICS

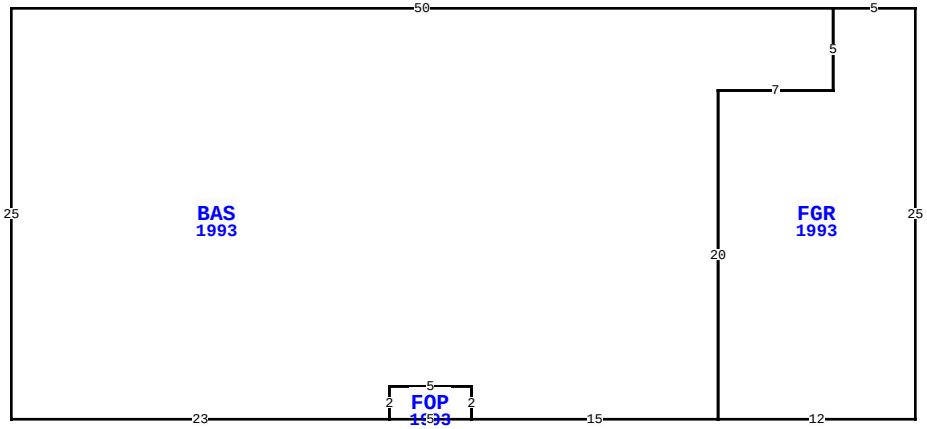
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100	1993	1,100	105,029
FGR	265	55	1993	146	13,940
FOP	10	30	1993	3	287
TOTALS	1,375			1,249	119,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,249	136.7400	143.58	179,331	1978	1978	0	0	0	33.50	66.50

1 SINGLE FAM 0% - 0 Heated Area: 1100 HX Base Yr



76120 HARPER CHAPEL RD, YULEE

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/08/2026 MLU
INC DATE | AG DATE

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	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	1995	1995	3	20	288	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	119,255
TOTAL MARKET OB/XF VALUE	288
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	209,543
SOH/AGL Deduction	19,354
ASSESSED VALUE	190,189
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,189
TOTAL JUST VALUE	209,543
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/0312	8/04/2020	QC	U	I	11	100
GRANTOR: DINKINS CLIFFORD N						
GRANTEE: DINKINS RODDRICK L						
2380/0497	7/27/2020	FJ	U	I	11	0
GRANTOR: DINKINS EMILY ELIZABE						
GRANTEE: DINKINS CLIFFORD N						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W5 BAS=[YR=1993] W50 S25 E23 FOP=[YR=1993] E5 N2 W5 S2 $ N2 E5 S2 E15 N20 E7 N5 $ S5 W7 S20 E12 N25 $.

LAND DESCRIPTION

TOTAL OB/XF 288

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS