PT OF SE1/4 OF NW1/4 OF
SEC 9-3N-24E IN OR 1277/1691

PORT CONSOLIDATED OF JACKSONVILLE LLC
3141 SE 14TH AVE
FT LAUDERDALE, FL 33316

2026

09-3N-24-0000-0011-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
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

15925 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/25/2022 KK
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,160
TOTAL LAND VALUE - MARKET	15,724
TOTAL MARKET VALUE	19,884
SOH/AGL Deduction	0
ASSESSED VALUE	19,884
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,884
TOTAL JUST VALUE	19,884
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1277/1691	12/02/2004	WD	Q	V		18,000
GRANTOR: D B FUELS INC						
GRANTEE: PORT CONSOLIDATED O						
1207/1616	2/11/2004	WD	Q	V		18,000
GRANTOR: DUCE JOSEPH A						
GRANTEE: D B FUELS INC						

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
1	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100	1990	1990	3	100	500	
2	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	1990	1990	3	26	809	
3	0811	CONCRETE B	0	0	0	0	718.00	SF	5.20	5.20	100	1990	1990	3	54.5	2,035	
4	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	2001	2001	3	20	480	
5	0423	CL FNC 5'	0	0	0	0	130.00	LF	6.85	6.85	100	1990	1990	3	25	223	
6	0465	FNC GT 15'	0	0	0	0	1.00	UT	450.00	450.00	100	1990	1990	3	25	113	

LAND DESCRIPTION

TOTAL OB/XF 4,160

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	001001	C	V CM/XFOBT	0		C-1 -	0.00	0.00	20,966.00	SF		1.00	1.00	1.00	0.75	0.75	15,724							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 15,724 Market: 0 Agricultural: 0 Common: 15,724 PRINTED 07/09/2026 BY SYS