

BLOCK 1 PT OF LOT 5
IN OR 2539/1467 SEC 19-1N-25
ESMT PT OR 898/1480

CURTRIGHT CAROLYN SUE
11546 VC JOHNSON RD
JACKSONVILLE, FL 32218

2026

24-1N-24-0750-0001-0052



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	13	PREFAB PNL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 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

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1998	1,248	33,606
TOTALS	1,248			1,248	33,606

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	1242	WD DECK A	0	0	17	16		64.00	SF 10.00

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	3.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,248	105.6000	89.76	112,020	1982	1982	0	0	0	70.00	30.00	
1 M/H 93- 0% - 2023 Heated Area: 1248 HX Base Yr													
24 52 24 52													
BAS 1998													
43070 WINDING LN, CALLAHAN													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/15/2026 MLU													

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
2	1242	WD DECK A	0	0	17	16		64.00	SF 10.00	100	2005	2005	3	21	134	

TOTAL OB/XF										134						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	0	0006	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	28,000.00	28,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		33,606	
TOTAL MARKET OB/XF VALUE		134	
TOTAL LAND VALUE - MARKET		84,000	
TOTAL MARKET VALUE		117,740	
SOH/AGL Deduction		16,501	
ASSESSED VALUE		101,239	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		101,239	
TOTAL JUST VALUE		117,740	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		125,995	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2539/1467	2/01/2022	WD	Q	I	02	105,000			
GRANTOR: ROMERO VICTORIA JACKS									
GRANTEE: CURTRIGHT CAROLYN S									
0952/1862	10/09/2000	WD	Q	I		45,000			
GRANTOR: TURNER GEORGE & DEBRA									
GRANTEE: JACKSON VICTORIA									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1998] W52 S24 E52 N24\$.									