

GDSA LANDS LLC
2822 BROWARD RD
JACKSONVILLE, FL 32218

24-1N-24-0750-0003-0081

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		05	AVERAGE 100							0820	02	924	114.4000	97.24	89,850	1983		0	0	0	70.00	30.00	VALUATION BY STANDARD																				
Roof Structure		03	GABLE/HIP 100							1 M/H 93- 0% - 0														Heated Area: 924 HX Base Yr																			
Roof Cover		01	MINIMUM 100							66 14 BAS 2008 14 66														Tax Group: 6										Tax Dist:									
Interior Wall		05	DRYWALL 100																					BUILDING MARKET VALUE										295,417									
Interior Floor		14	CARPET 60																					TOTAL MARKET OB/XF VALUE										6,404									
Interior Floor		08	SHT VINYL 40																					TOTAL LAND VALUE - MARKET										630,750									
Air Condition		03	CENTRAL 100																					TOTAL MARKET VALUE										486,111									
Heating Type		04	AIR DUCTED 100																					SOH/AGL Deduction										96,839									
Bedrooms			3 100																					ASSESSED VALUE										389,272									
Bathrooms			2 100																					TOTAL EXEMPTION VALUE										0									
Frame		02	WOOD FRAME 100							BASE TAXABLE VALUE										389,272																							
Stories		0	0 100							TOTAL JUST VALUE										932,571																							
Units			0 100							NCON VALUE										0																							
										INCOME VALUE																																	
										PREVIOUS YEAR MKT VALUE										878,129																							
Quality		03	Quality Level 03																																								
DOR CODE		5000	IMPROVED AG																																								
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	924	100	2008	924	26,955																																						
TOTALS		924			924	26,955																																					
EXTRA FEATURES						43140 CLAXTON CR, CALLAHAN														BLD DATE				LGL DATE		05/09/2025		MLU															
																				XF DATE				LAND DATE		01/17/2025		KBA															
																				INC DATE				AG DATE																			
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																												
1	0940	SHEDS/PORT	0 0	16 13	208.00	SF	30.00	30.00	100	2001	2001	3	20	1,248																													
2	0752	USP	0 0	14 10	140.00	SF	15.00	15.00	100	2002	2002	3	28	588																													
3	1242	WD DECK A	0 0	7 5	35.00	SF	10.00	10.00	100	2000	2000	3	20	70																													
4	0752	USP	0 0	12 8	96.00	SF	15.00	15.00	100	2003	2003	3	29	418																													
5	0752	USP	0 0	12 8	96.00	SF	15.00	15.00	100	2003	2003	3	29	418																													
6	0752	USP	0 0	16 10	160.00	SF	15.00	15.00	100	2003	2003	3	29	696																													
7	0752	USP	0 0	14 10	140.00	SF	15.00	15.00	100	2002	2002	3	28	588																													
8	1242	WD DECK A	0 0	43 12	516.00	SF	10.00	10.00	100	2002	2002	3	20	1,032																													
9	0752	USP	0 0	12 8	96.00	SF	15.00	15.00	100	2005	2005	3	32	461																													
10	0752	USP	0 0	10 10	100.00	SF	15.00	15.00	100	2010	2010	3	52	780																													
LAND DESCRIPTION						TOTAL OB/XF														6,299																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	005000	C	AGRICULTURAL	0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	165,000																										
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	42.00	AC		1.00	1.00	1.00	370.00	370.00	15,540																										
3	009530	C	POND	0		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	3,750																										
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	42.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	462,000																										
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 58.50		Total Land Value: 184,290				Market: 462,000				Agricultural: 15,540		Common: 168,750				PRINTED 07/09/2026 BY SYS																					

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