

PARCELS 5-4 & 6
IN OR 2167/1369 &
RESOLUTION #2001-125 TO VACATE

MERLO MARCOS E & DENISE M
3164 BRETTUNGAR DRIVE
JACKSONVILLE, FL 32246

2026

26-2N-24-0000-0005-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	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	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

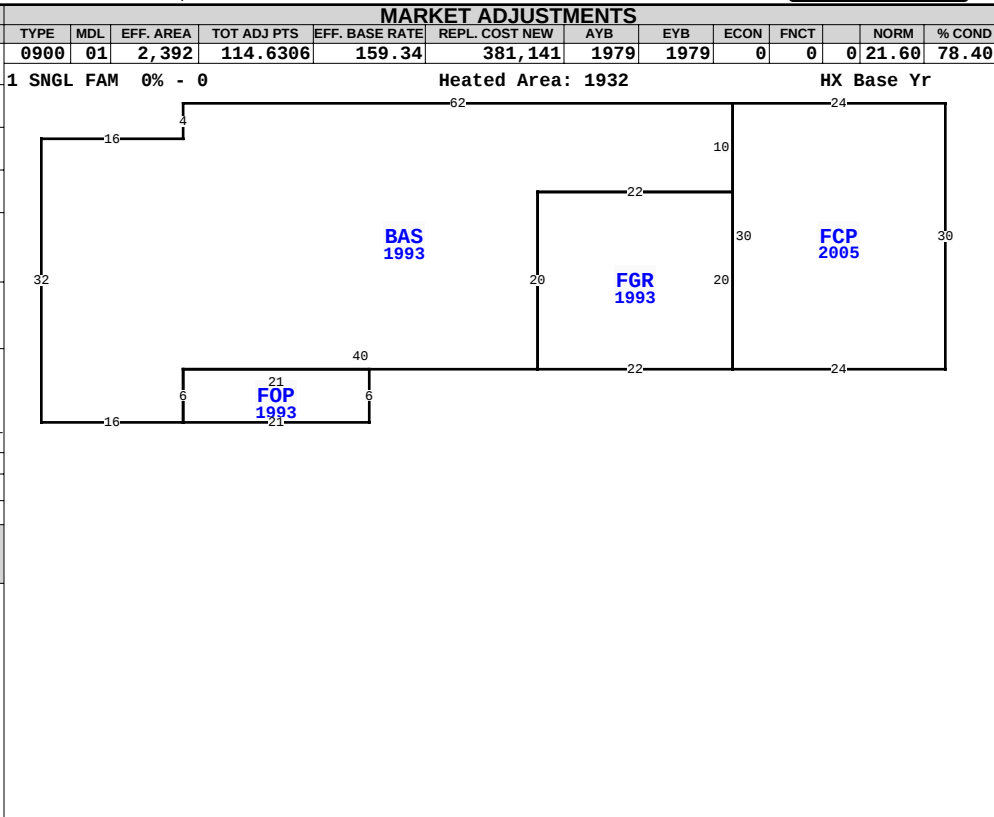
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,932	100	1993	1,932	241,350
FCP	720	25	2005	180	22,486
FGR	440	55	1993	242	30,231
FOP	126	30	1993	38	4,747

TOTALS	3,218			2,392	298,815
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
4	0510	GARAGE WD-	0	0	24	16	384.00	SF	35.00	35.00	
5	0681	POLE SHED	0	0	24	8	192.00	SF	15.00	15.00	
6	0681	POLE SHED	0	0	24	8	192.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0	0006	OR	0.00	0.00	1.99	AC	
2	000100	C	RES	0	0006	OR	0.00	0.00	0.11	AC	

REVIEW DATE	01/01/2023	BY	CD
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35056 KEITH RD, CALLAHAN	BLD DATE	LGL DATE	05/08/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
6,655											

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6,655											

Total Acres: 2.10	Total Land Value: 71,400	Market: 0	Agricultural: 0	Common: 71,400
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	298,815		
TOTAL MARKET OB/XF VALUE	6,655		
TOTAL LAND VALUE - MARKET	71,400		
TOTAL MARKET VALUE	376,870		
SOH/AGL Deduction	42,538		
ASSESSED VALUE	334,332		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	334,332		
TOTAL JUST VALUE	376,870		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	375,450		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14805	ELEC OTHER	700	04/01/2005
R07421	REPAIR/RRF	2,000	04/01/2005
B0108455	XFOB	9,600	06/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2167/1369	12/29/2017	WD	Q	I	01	185,000	
GRANTOR: HARPER SANDRA K							
GRANTEE: MERLO MARCOS E & DE							
1129/0102	4/10/2003	QC	Q	I	01	100	
GRANTOR: HARPER CLARENCE J							
GRANTEE: HARPER CLARENCE J &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FCP=[YR=2005] W24 BAS=[YR=1993] W62 S4 W16 S32 E16 FOP=[YR=1993] E21 N6 W21 S6 \$ N6 E40 FGR=[YR=1993] E22 N20 W22 S20 \$ N20 E22 N10 \$ S30 E24 N30 \$.											