PT OF GOVT LOT 1
IN OR 1949/1881

FRAATZ CHARLES W
5121 SALONIKE LN
JACKSONVILLE, FL 32210

2026

27-2N-23-0000-0005-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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	01	Quality Level 01

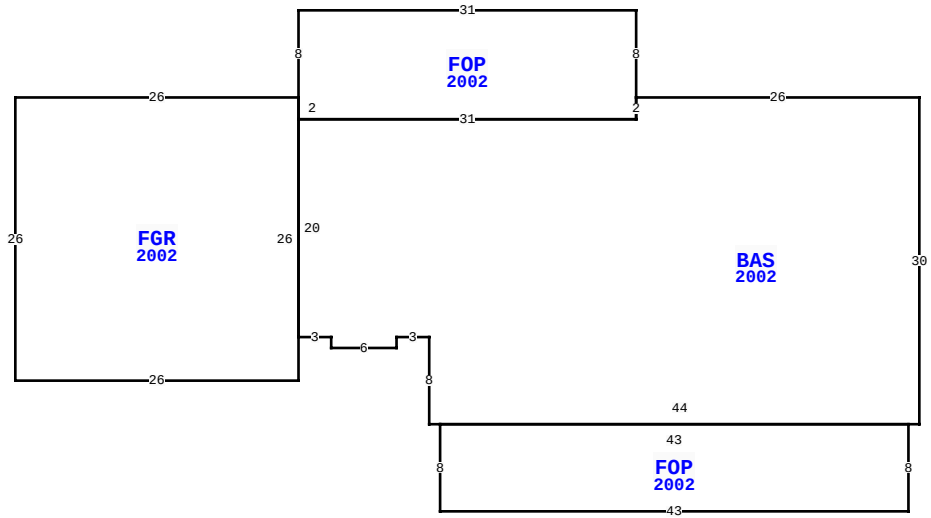
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,558	100	2002	1,558	189,889
FGR	676	55	2002	372	45,339
FOP	310	30	2002	93	11,335
FOP	344	30	2002	103	12,554
TOTALS	2,888			2,126	259,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,126	99.2250	137.92	293,218	2002	2002	0	0	0	11.63	88.37

1 SNGL FAM 0% - 0 Heated Area: 1558 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

19724 KENNY CONNER RD, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	259,117
TOTAL MARKET OB/XF VALUE	19,845
TOTAL LAND VALUE - MARKET	69,360
TOTAL MARKET VALUE	348,322
SOH/AGL Deduction	0
ASSESSED VALUE	348,322
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	348,322
TOTAL JUST VALUE	348,322
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	341,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E018684	NEW CONSTR	0	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1949/1881	11/21/2014	WD	Q	I	02	230,000
GRANTOR: THOMAS MICHAEL J & AM						
GRANTEE: FRAATZ CHARLES W &						
0999/0113	7/24/2001	WD	U	I	07	100
GRANTOR: SCAFF DONNA L						
GRANTEE: THOMAS MICHAEL & AM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W26 FOP=[YR=2002] N8 W31 S8 FGR=[YR=2002] W26 S26 E26 N26$ S2 E31 N2$ S2 W31 S20 E3 S1E6 N1 E3 S8 E1 FOP=[YR=2002] S8 E43 N8 W43 $ E44 N30 $.

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	0510	GARAGE WD-	0	0	24	60	1,440.00	SF	35.00	35.00	100	1991	1991	3	20	10,080	
3	0510	GARAGE WD-	0	0	25	12	300.00	SF	35.00	35.00	100	2025	2022		93	9,765	

LAND DESCRIPTION

TOTAL OB/XF 19,845

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	0005	OR	0.00	0.00	2.04	AC		1.00	1.00	1.00	34,000.00	34,000.00	69,360							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.04 Total Land Value: 69,360 Market: 0 Agricultural: 0 Common: 69,360 PRINTED 07/09/2026 BY SYS