PT SEC 30-1S-24
IN OR 2662/516 PAR 2 & OR 2719/1
(EX PT IN OR 1652/1476)

BRANDY RANCH LLC
7036 W 12TH STREET
JACKSONVILLE, FL 32220

2026

30-1S-24-0000-0018-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

CHURCH AV, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	04/05/2024 DC

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	228,670
TOTAL MARKET VALUE	6,948
SOH/AGL Deduction	0
ASSESSED VALUE	6,948
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,948
TOTAL JUST VALUE	228,670
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2719/158	6/05/2024	SW	U	V	11	100
GRANTOR: BOLES LAURA M & ELVIN						
GRANTEE: BRANDY BRANCH LLC						
2662/516	8/25/2023	SW	Q	I	05	1,105,000
GRANTOR: BRACO-DUVAL ENGINEERI						
GRANTEE: BRANDY RANCH LLC						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005600	A	TIMBER 3 N S	0		OR			17.59	AC		1.00	1.00	1.00	395.00	395.00	6,948							
2	009910	M	MARKET VALUE	0		OR			17.59	AC		1.00	1.00	1.00	13,000.00	13,000.00	228,670							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 17.59 Total Land Value: 6,948 Market: 228,670 Agricultural: 6,948 Common: 0 PRINTED 07/09/2026 BY SYS