

ROCCO JOHN FAMILY TRUST/ROCCO JOHN TRUSTEE
522 OAKMONT DR
ORANGE PARK, FL 32073

30-2N-28-0150-0071-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 80			
Exterior Wall	16	WD FR STUC 20			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame Stories Units	02 1.	WOOD FRAME 100 1. 100 0 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC		4067.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,747	100	2012	1,747	204,710
FGR	384	55	2012	211	24,725
FOP	24	30	2012	7	821
FSP	120	40	2019	48	5,625
PTO	150	5	2012	8	937
PTO	150	5	2019	8	937
TOTALS	2,575			2,029	237,754

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,029	118.8495	124.79	253,199	2012	2012	0	0	0	6.10	93.90

1 SINGLE FAM 0% - 2023 Heated Area: 1747 HX Base Yr

The floor plan shows a large rectangular building footprint with several smaller attached sections. Key labels include: PTO 2019 (top left), PTO 2012 (middle left), FSP 2019 (middle right), BAS 2012 (large central area), FGR 2012 (bottom right), and FOR 2012 (small bottom left section). Dimensions are provided along the perimeter and internal walls.

MARKET ADJUSTMENTS

BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

04/23/2025 MLU

NASSAU COUNTY PROPERTY

VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						237,754					
TOTAL MARKET OB/XF VALUE						4,212					
TOTAL LAND VALUE - MARKET						85,000					
TOTAL MARKET VALUE						326,966					
SOH/AGL Deduction						0					
ASSESSED VALUE						326,966					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						326,966					
TOTAL JUST VALUE						326,966					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						323,342					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004640	SCRN ENCL	13,804	05/06/2019
C25460	CO ISSUED	0	03/27/2012
E24642	NEW CONSTR	0	02/01/2012
B25460	NEW CONSTR	196,484	01/01/2012
P15569	NEW CONSTR	0	01/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2878/292	2/17/2026	QC	U	I	11	100

GRANTOR: ROCCO JOHN A
GRANTEE: ROCCO JOHN FAMILY T
2852/386 2/17/2026 QC U I 11 100
GRANTOR: ROCCO JOHN A
GRANTEE: ROCCO JOHN FAMILY T

BUILDING NOTES											
BUILDING DIMENSIONS FSP=[YR=2019] W12 PTO=[YR=2019] N10 W15 S10 E15\$ PTO=[YR=2012] W15 S10 BAS=[YR=2012] W12 S55 E13 N5 FOP=[YR=2012] E6 FGR=[YR=2012] S7 E20 N18 W8 N3 W8 S3 W4 S11 \$ N4 W6 S4 \$ N4 E6 N7 E4 N3 E8 S3 E8 N39 W27 \$ E15 N10 \$ S10 E12 N10 \$.											

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND		0	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE	01/01/2023	BY	CD	Total Acres: 0.00	Total Land Value: 85,000	Market: 0	Agricultural: 0	Common: 85,000	PRINTED 07/09/2026 BY SYS
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