BLOCK 2 PT OF LOT 7
IN OR 2672/1024
ESMT PT OR 1861/825

ISACKSON MARK/BUENAVENTURA EDNA
6215 SYRINGA LANE
JACKSONVILLE, FL 32211

2026

32-2N-25-2920-0002-0075

BUILDING CHARACTERISTICS

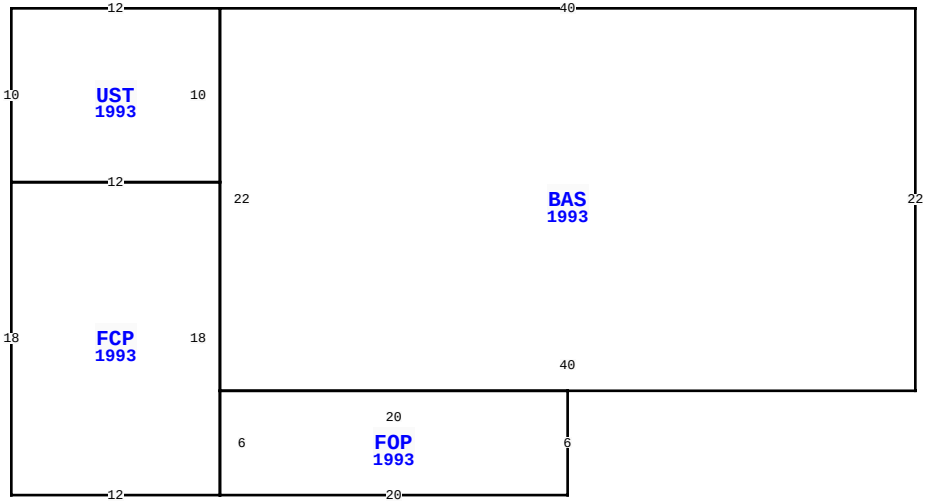
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	880	100	1993	880	86,856
FCP	216	25	1993	54	5,330
FOP	120	30	1993	36	3,554
UST	120	45	1993	54	5,330
TOTALS	1,336			1,024	101,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,024	122.4720	128.60	131,686	1961	1961	0	0	0	23.25	76.75

1 SINGLE FAM 0% - 2023 Heated Area: 880 HX Base Yr



45420 PICKETT ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	101,069
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	10,500
TOTAL MARKET VALUE	111,569
SOH/AGL Deduction	0
ASSESSED VALUE	111,569
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,569
TOTAL JUST VALUE	111,569
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006963	REPAIR/RRF	8,275	05/04/2022
R6999	REPAIR/RRF	1,500	12/15/2004
E951692	CHNGE SRVC	0	03/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2672/1024	9/22/2023	WD	U	I	16	53,300
GRANTOR: ISACKSON MARK A						
GRANTEE: ISACKSON MARK						
2554/1599	4/11/2022	WD	Q	I	01	127,000
GRANTOR: ADAM ABDALLA						
GRANTEE: ISACKSON MARK A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 UST=[YR=1993] W12 S10 FCP=[YR=1993] S18 E12 FOP=[YR=1993] E20 N6 W20 S6 $ N18 W12 $ E12 N10 $ S22 E40 N22 $.

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	000100	C	RES	0	0006	OR	0.00	0.00	0.21	AC		1.00	1.00	1.00	50,000.00	50,000.00	10,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.21 Total Land Value: 10,500 Market: 0 Agricultural: 0 Common: 10,500 PRINTED 07/09/2026 BY SYS