LOT 14
IN 889/1585 & OR 1588/1895
PROSPECT LANDING PB 6/30

PERDICK DAVE
1412 BELVEDERE AVE
JACKSONVILLE, FL 32205

2026

33-5N-24-166L-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

MURHEE DR, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	183,226
TOTAL MARKET VALUE	183,226
SOH/AGL Deduction	47,322
ASSESSED VALUE	135,904
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,904
TOTAL JUST VALUE	183,226
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1588/1895	10/10/2008	WD	U	V	10	22,800
GRANTOR: WADE MARY ANNE						
GRANTEE: PERDICK DAVE						
1588/1892	10/10/2008	QC	U	V	07	100
GRANTOR: MORGAN CHARLES J & SH						
GRANTEE: WADE D E						

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	000100	C	RES	0	0005	OR	0.00	0.00	12.68	AC		1.00	1.00	0.85	17,000.00	14,450.00	183,226							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 12.68 Total Land Value: 183,226 Market: 0 Agricultural: 0 Common: 183,226 PRINTED 07/09/2026 BY SYS