

PARCELS 15-2 & 15-4
IN OR 2739/1073
EX R/W PT OR 578/1195

ESCOBAR KIMBERLY A
7950 CONCORD BLVD
JACKSONVILLE, FL 32208

2026

37-1N-25-0000-0015-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

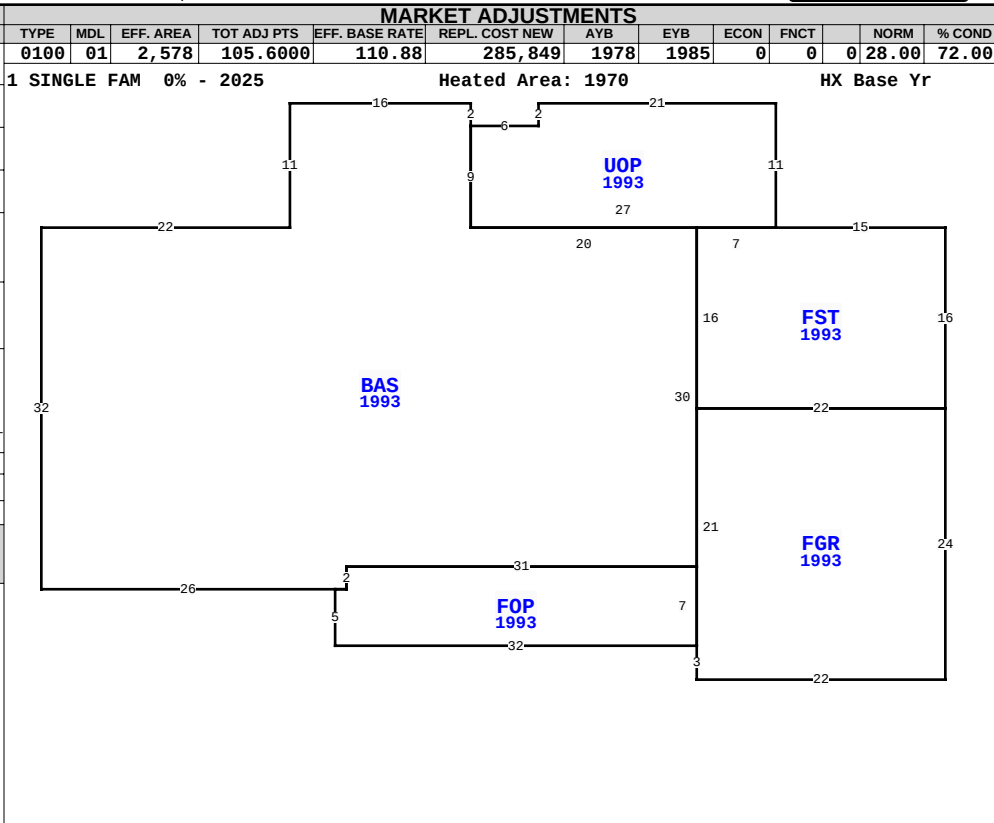
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,970	100	1993	1,970	157,272
FGR	528	55	1993	290	23,152
FOP	222	30	1993	67	5,349
FST	352	55	1993	194	15,488
UOP	285	20	1993	57	4,550

TOTALS	3,357			2,578	205,811
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
2	0351	CARPORT MT	0	0	14	32			
3	0500	FP-PRE FAB	0	0	0	0			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	RES	0	0006	OR	0.00	0.00	



54024 ROY BOOTH RD, CALLAHAN	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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
2	0351	CARPORT MT	0	0	14	32			4.00	100	1999	1999	3	20	358	
3	0500	FP-PRE FAB	0	0	0	0			3,500.00	100	1978	1978	3	38	1,330	

TOTAL OB/XF										1,688						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	0	0006	OR	0.00	0.00	1.49	AC		1.00	1.00	1.00	50,000.00	50,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 6		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										205,811		
TOTAL LAND VALUE - MARKET										74,500		
TOTAL MARKET VALUE										281,999		
SOH/AGL Deduction										0		
ASSESSED VALUE										281,999		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										281,999		
TOTAL JUST VALUE										281,999		
NCON VALUE										0		
INCOME VALUE										0		
PREVIOUS YEAR MKT VALUE										269,529		

CC DRVWY ADJSTD FOR CONDTN: 10/23KW			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22-06009	REPLACE GARAGE DO	2,326	04/18/2022
B996396	CARPORT	4,032	08/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2739/1073	9/20/2024	LE	U	I	11	100	
GRANTOR:ASPINWALL BONNIE S							
GRANTEE:ESCOBAR KIMBERLY A							
1184/1267	10/29/2003	WD	Q	I		120,000	
GRANTOR:WHITE BERNICE W TRUST							
GRANTEE:ASPINWALL BONNIE S							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST=[YR=1993] W15 UOP=[YR=1993] N11 W21 S2 W6 BAS=[YR=1993] N2 W16 S11 W22 S32 E26 FOP=[YR=1993] S5 E32 FGR=[YR=1993] S3 E22 N24 W22 S21\$ N7 W31 S2 W1\$ E1 N2 E31 N30 W20 N9\$ S9 E27\$ W7 S16 E22 N16\$.									