

PT OF BELLAMY GRANT
SEC 37-2N-24E IN OR 2520/1219
BEING PARCEL 2 & 1ST LEGAL

RPC NASSAU 108 LLC
4839 ORTEGA BLVD
JACKSONVILLE, FL 32210

2026

37-2N-24-0000-0001-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		05	AVERAGE 90		0900	01	3,221	95.4040	132.61	427,137	1956	1956	0	0	0	26.50	73.50	VALUATION BY					STANDARD											
Exterior Wall		19	COMMON BRK 10		1 SNGL FAM 0% - 0										Heated Area: 2979										HX Base Yr									
Roof Structure		03	GABLE/HIP 100												BUILDING MARKET VALUE										380,171									
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE										34,522									
Interior Wall		04	PLYWOOD 50												TOTAL LAND VALUE - MARKET										583,000									
Interior Wall		05	DRYWALL 50												TOTAL MARKET VALUE										452,813									
Interior Floor		14	CARPET 100												SOH/AGL Deduction										0									
Air Condition		03	CENTRAL 100												ASSESSED VALUE										452,813									
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										0									
Bedrooms			3 100												BASE TAXABLE VALUE										452,813									
Bathrooms			2 100												TOTAL JUST VALUE										997,693									
Frame		02	WOOD FRAME 100												NCON VALUE										0									
Stories		1.	1. 100												INCOME VALUE																			
Units			0 100												PREVIOUS YEAR MKT VALUE										816,066									
BUD8 Adjustme		06	DIST 1D 100																															
Occupancy		00	NONE 100																															
Quality		03	Quality Level 03																															
DOR CODE		5000	IMPROVED AG																															
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	2,659	100	1993	2,659	259,168																													
BAS	320	100	2003	320	31,190																													
FGR	440	55	1993	242	23,588																													
TOTALS		3,419		3,221	313,946																													
EXTRA FEATURES					615919 RIVER RD, CALLAHAN										BLD DATE				LGL DATE		05/14/2026		MLU											
															XF DATE				LAND DATE															
															INC DATE				AG DATE		01/17/2025		KBA											
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																	
1	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	2,940																		
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470																		
3	0681	POLE SHED	0	0	31	24	744.00	SF	15.00	15.00	100	1980	1980	3	20	2,232																		
5	0510	GARAGE WD-	0	0	30	17	510.00	SF	35.00	35.00	100	1980	1980	3	20	3,570																		
6	0681	POLE SHED	0	0	17	10	170.00	SF	15.00	15.00	100	1980	1980	3	20	510																		
7	0681	POLE SHED	0	0	40	20	800.00	SF	15.00	15.00	100	1990	1990	3	20	2,400																		
8	0510	GARAGE WD-	0	0	60	40	2,400.00	SF	35.00	35.00	100	1999	1999	3	25	21,000																		
10	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1950	1950	3	20	400																		
LAND DESCRIPTION										TOTAL OB/XF										34,522														
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	005000	C	AGRICULTURAL	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000																	
2	005000	C	AGRICULTURAL	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000																	
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	26.00	AC		1.00	1.00	1.00	370.00	370.00	9,620																	
4	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	395.00	395.00	3,950																	
5	005902	A	HARDWOOD SI	0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	170.00	170.00	2,550																	
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	51.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	561,000																	
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 53.00		Total Land Value: 38,120		Market: 561,000		Agricultural: 16,120		Common: 22,000		PRINTED 07/09/2026 BY SYS																		

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[illegible]