PT OF LOTS 92 & 93
IN OR 2563/1156
MULBERRY LANDING # 1 PB 4/37

VANAUSDALE LINDA JUDY
9022 VAN BUREN AVENUE
JACKSONVILLE, FL 32208

2026

37-3N-23-2070-0092-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

QUAIL RIDGE RD, 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	45,400
TOTAL MARKET VALUE	45,400
SOH/AGL Deduction	0
ASSESSED VALUE	45,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,400
TOTAL JUST VALUE	45,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003058	MH MOVE-ON	0	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2563/1156	5/12/2022	WD	Q	V	02	46,000
GRANTOR: GEORGES SINTILIEN & M						
GRANTEE: VANAUSDALE LINDA JU						
1338/1516	8/03/2005	WD	U	I	23	16,500
GRANTOR: KRAUSE TIMOTHY J						
GRANTEE: GEORGES SINTILIEN &						

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	1.03	AC		1.00	1.00	1.00	40,000.00	40,000.00	41,200							
2	000100	C	RES	0	0005	OR	0.00	0.00	0.35	AC		1.00	1.00	0.30	40,000.00	12,000.00	4,200							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 1.38 Total Land Value: 45,400 Market: 0 Agricultural: 0 Common: 45,400 PRINTED 07/09/2026 BY SYS