IN OR 2820/1706 BEING PAR 2
ESMT IN OR 374/2

PLOTNER DIANE E/DONAHOO REBECCA A
7253 BUNION DR
JACKSONVILLE, FL 32222

2026

37-3N-24-0000-0003-0000

BUILDING CHARACTERISTICS

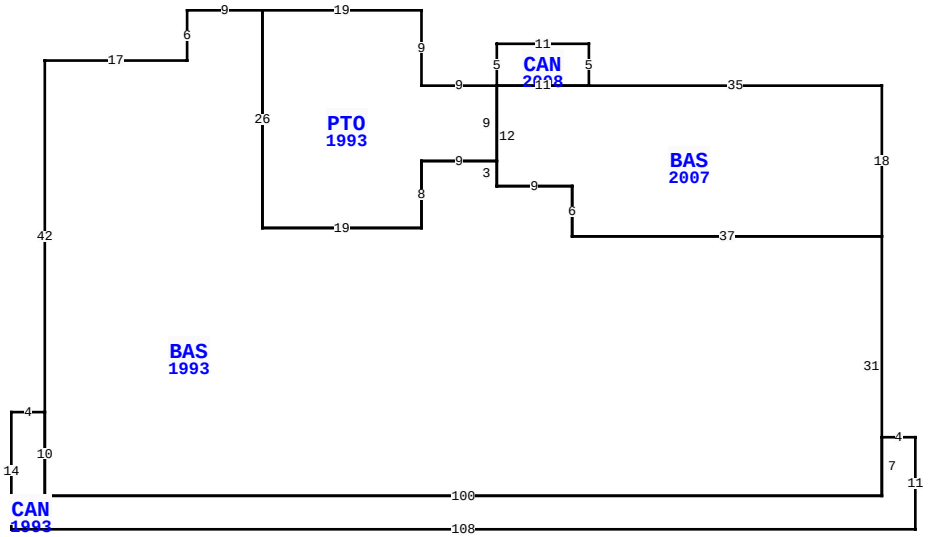
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 70
Interior Floo	03	CONC FINSH 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,854	100	1993	3,854	268,913
BAS	774	100	2007	774	54,006
CAN	500	30	1993	150	10,467
CAN	55	30	2008	16	1,117
PTO	575	5	1993	29	2,024
TOTALS	5,758			4,823	336,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	4,823	94.2908	139.55	673,050	1956	1970	0	0	0	50.00	50.00

1 RETAILSTOR 0% - 2026 Heated Area: 4628 HX Base Yr



545760 US HWY 1, CALLAHAN

BLD DATE	09/24/2020 KK	LGL DATE	
XF DATE	09/24/2020 KK	LAND DATE	05/14/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	336,525
TOTAL MARKET OB/XF VALUE	11,585
TOTAL LAND VALUE - MARKET	104,542
TOTAL MARKET VALUE	452,652
SOH/AGL Deduction	0
ASSESSED VALUE	452,652
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	452,652
TOTAL JUST VALUE	452,652
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	381,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5324	REMODEL	2,500	11/23/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2820/1706	9/11/2025	PR	U	I	19	100
GRANTOR: PLOTNER DIANE T AS PR						
GRANTEE: PLOTNER DIANE E						
1941/0441	10/08/2014	QC	U	I	11	100
GRANTOR: TANNER KATHERINE A						
GRANTEE: TANNER HENRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W35CAN=[YR=2008] N5W11S5E11 $W11 PTO=[YR=1993] W9 N9 W19 BAS=[YR=1993] W9 S6 W17 S42 CAN=[YR=1993] W4 S14 E108 N11 W4 S7 W100 N10 $ S10 E100 N31 W37 N6 W9 N3 W9 S8 W19 N26 $ S26 E19 N8 E9 N9 $ S12 E9 S6 E37 N18 $.

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
1	0810	CONCRETE A	0	0	0	0	448.00	SF	6.50	6.50	100	1956	1956	3	20	582	
2	0680	POLE SHED	0	0	97	12	1,164.00	SF	10.00	10.00	100	1956	1956	3	20	2,328	
3	0402	CONC BUMPE	0	0	0	0	12.00	UT	25.00	25.00	100	1996	1996	3	76	228	
4	0680	POLE SHED	0	0	102	20	2,040.00	SF	10.00	10.00	100	1956	1956	3	20	4,080	
5	0680	POLE SHED	0	0	32	10	320.00	SF	11.00	11.00	100	2005	2005	3	32	1,126	
6	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1960	1960	3	20	600	
7	0803	ASPHALT C	0	0	0	0	5,282.00	SF	1.00	1.00	100	1960	1960	3	50	2,641	

LAND DESCRIPTION

TOTAL OB/XF 11,585

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	001100	C	STORE 1FLR	0	0004	CG	0.00	0.00	69,695.00	SF		1.00	1.00	1.00	1.50	1.50	104,542							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.60 Total Land Value: 104,542 Market: 0 Agricultural: 0 Common: 104,542 PRINTED 07/09/2026 BY SYS