PT THOMAS NELSON GRANT
SEC 38-4N-25E IN OR 2737/537

KIENKE KOBE A
4513 GLENN KERMAN PKWY E
JACKSONVILLE, FL 32224

2026

38-4N-25-0000-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

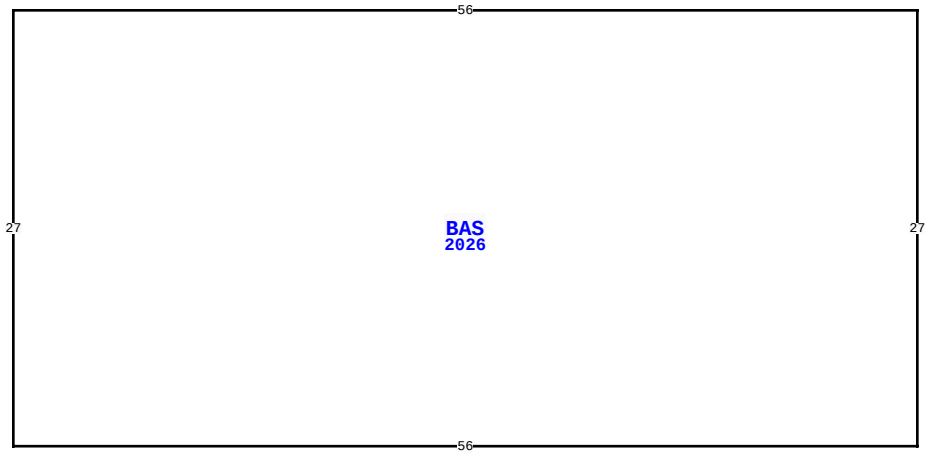
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2026	1,512	188,502
TOTALS	1,512			1,512	188,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	139.9200	125.93	190,406	2025	2025	0	0	0	1.00	99.00

1 M/H 94+ 0% - 2026 Heated Area: 1512 HX Base Yr



LESSIE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	188,502
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	195,300
TOTAL MARKET VALUE	383,802
SOH/AGL Deduction	27,733
ASSESSED VALUE	356,069
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	356,069
TOTAL JUST VALUE	383,802
NCON VALUE	188,502
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH250000044	2025 CHAMPION DBL	0	01/02/2025
CO250006532			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2737/537	8/26/2024	WD	Q	V	01	160,000
GRANTOR: THRIFT GEORGE						
GRANTEE: KIENKE KOBE A						
2680/998	11/17/2023	WD	Q	V	01	125,000
GRANTOR: TIMMONS JERRY L SR						
GRANTEE: THRIFT GEORGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E56 S27 W56 N27 $
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EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		OR			5.58	AC		1.00	1.00	1.40	25,000.00	35,000.00	195,300							

REVIEW DATE 01/09/2026 BY TW Total Acres: 5.58 Total Land Value: 195,300 Market: 0 Agricultural: 0 Common: 195,300 PRINTED 07/09/2026 BY SYS