

PARCEL 1 SEC 43 &
PARCEL 1-1 SEC 21 &
PARCEL 3-2 SEC 28

ST MARYS RIVER RANCH INC
3948 3RD ST S STE #432
JACKSONVILLE BEACH, FL 32250

2026

43-4N-23-0000-0001-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	12	CEDAR 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMMT 60			
Interior Floor	14	CARPET 40			
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	00	0 100			
Occupancy	00	NONE 100			
Quality	05	Quality Level 05			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA			09
NEIGHBORHOOD/LOC	9001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	2003	1,260	136,975
BAS	240	100	2014	240	26,090
FCP	624	25	2014	156	16,959
FOP	160	30	2014	48	5,218
FSP	240	40	2014	96	10,436
TOTALS	2,524			1,800	195,678

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,800	127.8200	134.21	241,578	1982	1987	0	0	0	19.00	81.00
1 SINGLE FAM 0% - 0 Heated Area: 1500 HX Base Yr												
The floor plan diagram shows a complex layout of a building. It includes several labeled areas: FCP 2014 (a large rectangle on the left), BAS 2014 (a narrow vertical strip in the center), BAS 2003 (a large rectangle on the right), FOP 2014 (a small rectangle at the bottom center), and FSP 2014 (a rectangle at the top center). Dimensions are provided for various segments of the plan, such as 24, 26, 8, 28, 14, 30, 12, 16, 10, and 15.												
BLD DATE						LGL DATE			05/27/2026			
XF DATE						LAND DATE			ML			

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REVIEW DATE	06/11/2025	BY	WW	Total Acres:	1,027.00	Total Land Value:	310,910	Market:	3,174,400	Agricultural:	301,610	Common:	9,300	PRINTED 07/09/2026 BY SYS
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