

MCCALMONT CORRINE C TRUSTEE
10520 VALIDUS DR APT 321
JACKSONVILLE, FL 32256

30-5S-16-03738-017

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

31

VINYL SID 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

12

MODULAR MT 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 90

Interior Floo

08

SHT VINYL 10

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Stories

1.

1. 100

Architectual Units

01

CONV 100
0 100

Condition Adj

01

01 100

Kitchen Adjus

01

01 100

Quality

05 05

DOR CODE

0200MOBILE HOME

MAP NUM

MKT AREA 02

NEIGHBORHOOD/LOC

30516.00 1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,512

100

1,512

33,645

TOTALS

1,512

1,512

33,645

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

1 0166 CONC, PAVMT

0 0

10 10

100.00 UT

2.00

2.00

100

2002

2002

3

100

200

2 0166 CONC, PAVMT

0 0

10 60

600.00 UT

2.00

2.00

70

2002

2002

3

70

840

3 9945 Well/Sept

0 0

0 0

1.00 UT

7,000.00

7,000.00

100

3

100

7,000

4 0294 SHED WOOD/

0 0

15 60

900.00 UT

7.50

7.50

50

2002

2002

3

50

3,375

5 0296 SHED METAL

0 0

12 16

192.00 UT

5.00

5.00

100

2002

2002

3

100

960

6 0190 FPLC PF

0 0

0 0

1.00 UT

1,200.00

1,200.00

100

2002

2002

3

100

1,200

LAND DESCRIPTION

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 0200 C MBL HM

0

A-1

0.00

0.00

10.16 AC

1.00

1.00

1.00

9,500.00

9,500.00

96,520

REVIEW DATE

03/26/2025

BY

TW

Total Acres:

10.16

Total Land Value:

96,520

Market:

0

Agricultural:

0

Common:

96,520

PRINTED 11/21/2025 BY SYS

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

92.7200

55.63

84,113

1996

1996

0

0

0 60.00

40.00

1 MOBILE HME

0% - 0

Heated Area: 1512

HX Base Yr

56

27

56

BAS

27

VALUATION BY

Tax Group: 3

Tax Dist:

STANDARD

BUILDING MARKET VALUE

33,645

TOTAL MARKET OB/XF VALUE

13,575

TOTAL LAND VALUE - MARKET

96,520

TOTAL MARKET VALUE

143,740

SOH/AGL Deduction

28,433

ASSESSED VALUE

115,307

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

115,307

TOTAL JUST VALUE

143,740

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

143,740

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U /

V I /

RSN CD

SALE PRICE

1310/2353

3/09/2016

WD Q

I

01

60,000

GRANTOR: ROBERT H O'BRIEN

GRANTEE: CORRINE C MCCALMONT

0870/1976

11/15/1998

WD Q

V

03

23,000

GRANTOR: L DICKS

GRANTEE: O'BRIEN

BUILDING NOTES

BAS= W56 S27 E56 N27S.

BUILDING DIMENSIONS