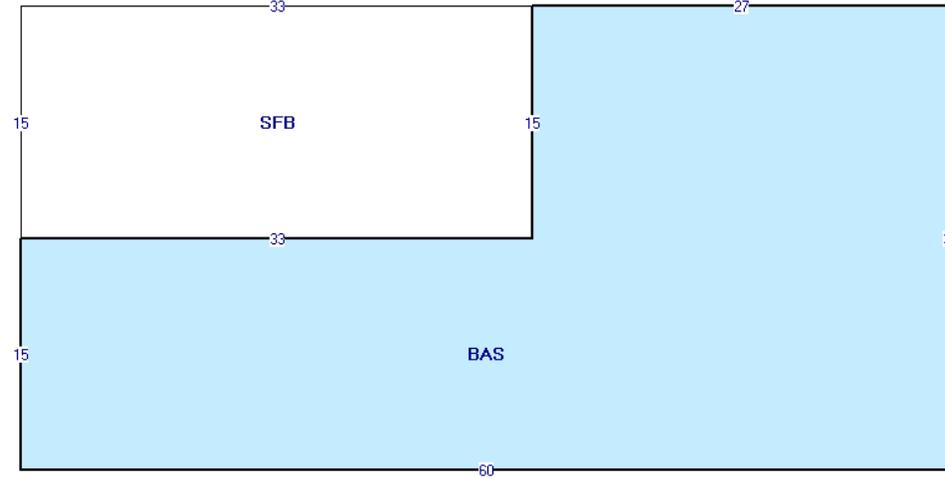




BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS
Exterior Wall	19 COMMON BRICK	100	33.00
Roof Struct	9 RIGID FR/BAR J	100	9.00
Roofing Cover	4 BUILT UP/T&G	100	3.00
Interior Wall	5 DRYWALL	100	23.00
Int Flooring	14 CARPET	75	9.00
Int Flooring	3 CONCRETE FIN	25	3.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	4 FORCED-DUCTED	100	4.00
Air Cond	3 CENTRAL	100	6.00
Ceiling Wall	6 NS CEIL WALL	100	1.00
Comm Htg & AC	1 NOT ZONED	100	1.00
Comm Frame	3 C-MASONRY	100	5.00

1700 Office 1-2 Story

\*\* VALUE SUBJECT TO CHANGE \*\*



CATEGORY	UNITS	ADJ
Stories	1.00	0
Restrooms	2.00	0
Baths	4.00	0
Rooms / Units	6.00	0
Avg Story Height	12.00	0

BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Mkt/Design Factor	1.0000
TOTAL ADJUSTED POINTS	107
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
1701	04	3	03	0.00	100.00	1.00	100

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
BAS	1,305	X	100	1,305	37,241	
SFB	495	X	80	396	11,301	

BUILDING: 1 AKA: DYAL SALES  
SITE ADDRESS: 5807 MACY AVE JACKSONVILLE 32211- 1701 OFFICE 1-2 STY

REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
231,149	1975	1975	C4	79.00	21.00%

ACREAGE	PRICE/SF
0.00	28.54

L N	OB/XF CODE	DESCRIPTION	BLD	HX %	NHX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE
1	PVCC1	Paving Concrete	1	0.00	100.00	0	0	2,110.00	3	100	7.65	9.18	100	1975	1975		20	3,874

L N	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D T	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
C	1	1000	COMMERCIAL	0.00	100.00		CCG-2	0.00	0.00	100.00	3,691.00	S	0	1.00	6.50	6.50	23,992

L N	DATE	BLD	USER ID	CD	PARCEL NOTES

Duval County Property Appraisers Office		Tax Dist GS	
VALUE SUMMARY			
PRIMARY VALUATION METHOD	CAMA		
BUILDING VALUE	48,541		
EXTRA FEATURE VALUE	3,874		
TOTAL MARKET LAND VALUE	23,992		
MARKET VALUE OF AG LAND	0		
TOTAL LAND VALUE AG + COMMON	0		
MARKET VALUE	76,407		
ASSESSED VALUE	73,533		
CAP BASE YEAR	0		
TAXABLE VALUE	73,533		
EXEMPTIONS	None		
TOTAL EXEMPTIONS VALUE	0		
SENIOR EXEMPTION VALUE	0		
SR/HISTORIC TAXABLE VALUE	N/A		

PERMIT NO.	TP	ST.	DESCRIPTION	EST VALUE	ISSUE DATE
000006926	BLDG			4,800	02/28/1990
000005136	BLDG			17,000	06/24/1975

BUILDING DIMENSIONS	
SFB:33,0:=W33 S15 E33 N15 \$	BAS:60,0:=W27 S15 W33 S15 E60 N30 \$ .

BUILDING NOTES	
AKA: DYAL SALES	

L N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I N	Q U	V I	R E	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	21600	01323	08/26/2025	WD	Q	I	01	240000		0	N	DYAL PROPERTIES II LLC	EVANS JOINT TRUST	20250923 TRUST DATE
2	12849	01136	10/06/2005	WD	U	I	16	100		0	N	DYAL MARVIN A & LILLIAN	DYAL PROPERTIES II LLC	20060110
3	04036	00790	11/06/1975	WD	U	I	11	33000		0	N			

L N	OB/XF CODE	DESCRIPTION	BLD	HX %	NHX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE	APPRaisal DATES	APPRAISED BY	
1	PVCC1	Paving Concrete	1	0.00	100.00	0	0	2,110.00	3	100	7.65	9.18	100	1975	1975		20	3,874	BUILDING LAND LINES VALUE REVIEW TRIENNIAL INCOME	01/31/1991 07/22/2013 06/02/2020 05/09/2023 06/01/2025	EMD RSL TCY MAP MMC

L N	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D T	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
C	1	1000	COMMERCIAL	0.00	100.00		CCG-2	0.00	0.00	100.00	3,691.00	S	0	1.00	6.50	6.50	23,992

L N	DATE	BLD	USER ID	CD	PARCEL NOTES