

17-13 21-2S-26E
RIVERSIDE PINE R/P PT BLK 80
EDGEWOOD
LOT 18

TRUST 1110
C/O ELLEN ROBERTS
6127 SHAKESPEARE DR
JACKSONVILLE, FL 32244

2025

R-079237-0000

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BY: pao

Map Id: 6421 502101.02 1.55 1.00 1.00 COMM RIVERSIDE W OF KING N

BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS
Exterior Wall	6 VERTICAL SHEET	50	18.00
Exterior Wall	17 C.B. STUCCO	50	20.00
Roof Struct	1 FLAT	100	2.00
Roofing Cover	2 ROLLED COMP	100	2.00
Interior Wall	3 PLASTERED	100	31.00
Int Flooring	14 CARPET	75	8.00
Int Flooring	5 ASPHALT TILE	25	1.00
Heating Fuel	1 NONE	100	1.00
Heating Type	1 NONE	100	0.00
Air Cond	1 NONE	100	0.00

0100 Single Family

** VALUE SUBJECT TO CHANGE **

CATEGORY	UNITS	ADJ
Stories	1.00	0
Bedrooms	2.00	0
Baths	1.00	0
Rooms / Units	1.00	0

BASE RATE ADJ		ADJ
Quality Adjustment	1.0000	
Mkt/Design Factor	1.0000	
Size Adj.	0.9700	
TOTAL ADJUSTED POINTS		83
DEPRECIATION ADJ		ADJ
PREFERRED OVERRIDE		0.9900

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
0101	01	3	03	0.00	100.00	1.00	100
REPL. COST NEW		AYB	EYB	DT	NORM	% GOOD	
232,407		1947	1947	R2	49.00	1.00%	
SAR	AREA	B	H	P. of B.	EFF. AREA	DPR VALUE	
ADT	725	X	90		653	777	
BAS	1,300	X	100		1,300	1,547	

BUILDING: 1 AKA:
SITE ADDRESS: 1110 MCKINLAY CT JACKSONVILLE 32205- 0101 SFR 1 STORY

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	08926	00783	04/15/1998	WD	U	I	11	23000	0	N	0	WILSON CAROLYNN J		980505 TRUST # 1110
2	05956	02089	05/08/1985	WD	U	I	11	100	0	N	0			
3	05210	00250	10/21/1980	WD	U	I	11	100	0	N	0			

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		
																			DATE	APPRAISED BY	
1	FPPR7	Fireplace Prefab	1	0.00	100.00	0	0	1.00	3	100	3,166.25	3,166.25	100	1947	1947		1	32	BUILDING LAND LINES VALUE REVIEW TRIENNIAL INCOME	11/18/2011	RSL
																				05/22/2025	RSL
																				05/21/2021	SEH
																				03/20/2025	BTM

L T	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-1	0.00	0.00	100.00	4,819.00	S	0	1.00	1.00	8.50	8.50	40,962

L N	DATE	BLD	USER ID	CD	PARCEL NOTES									

Duval County Property Appraisers Office					Tax Dist USD1	
VALUE SUMMARY						
PRIMARY VALUATION METHOD				CAMA		
BUILDING VALUE				2,324		
EXTRA FEATURE VALUE				32		
TOTAL MARKET LAND VALUE				40,962		
MARKET VALUE OF AG LAND				0		
TOTAL LAND VALUE AG + COMMON				0		
MARKET VALUE				43,318		
ASSESSED VALUE				31,608		
CAP BASE YEAR				0		
TAXABLE VALUE				31,608		
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	
000002334	BLDG			1,000	03/28/1980	

BUILDING DIMENSIONS	
BAS:35,11:=U4L4 W20 S42 E4 S15 E15 N24 E11 N20 W6 N9 \$ ADT:30,64:=E21 N12 W10 N12 W11 S24 \$ ADT:11 ,7:=S18 W10 N25 E23 S7 W13 \$.	
BUILDING NOTES	