15-91 21-2S-26E .214
JOHN R MC KINLAYS S/D PT BLK 80
EDGEWOOD
LOTS 7,8(EX PT IN EXPRESSWAY RECD

MCDONALD PAMELA BRANDT ET AL
3044 RANDALL ST
JACKSONVILLE, FL 32205

2025

R-079220-0000

PRINTED 10/10/2025
BY: pao

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

BUILDING CHARACTERISTICS

0100 Single Family

** VALUE SUBJECT TO CHANGE **

CATEGORY	TYPE	%	PTS
Exterior Wall	26 ALUM/VINYL	100	38.00
Roof Struct	3 GABLE OR HIP	100	6.00
Roofing Cover	3 ASPH/COMP SHNG	100	4.00
Interior Wall	3 PLASTERED	100	31.00
Int Flooring	14 CARPET	75	8.00
Int Flooring	8 SHEET VINYL	25	1.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	4 FORCED-DUCTED	100	4.00
Air Cond	3 CENTRAL	100	7.00

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

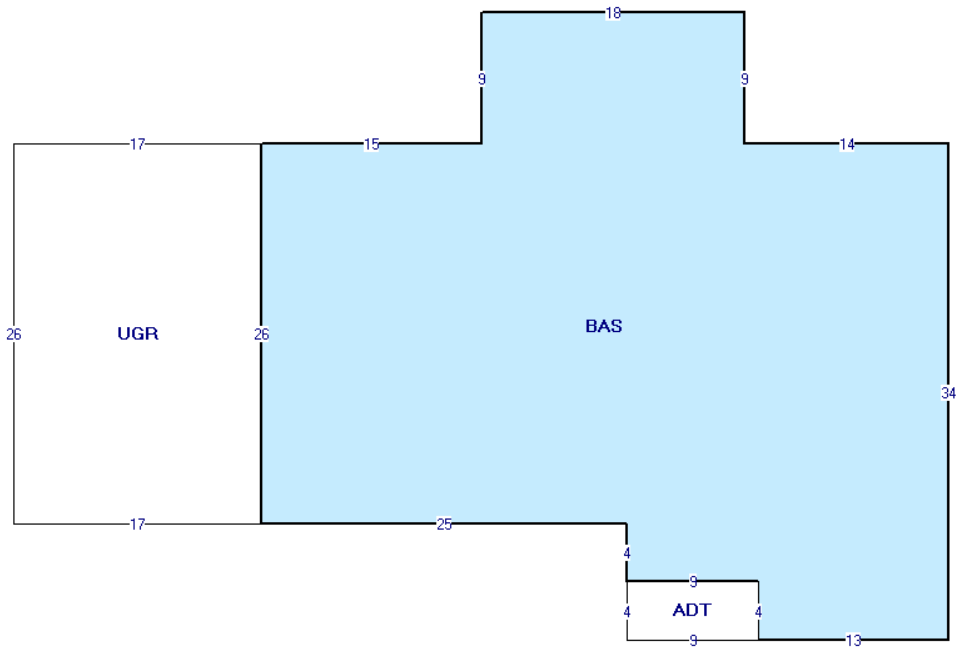
BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Mkt/Design Factor	1.0000
Size Adj.	1.0000
TOTAL ADJUSTED POINTS	103
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
0101	01	4	03	100.00	0.00	1.00	100

REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
259,178	1940	1970	R2	37.50	62.50%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
ADT	36		X	90	32	2,954
BAS	1,524		X	100	1,524	140,665
UGR	442			45	199	18,368
	2,002			1,560	1,755	$161,986

ACREAGE 0.21 PRICE/SF 92.30



BUILDING: 1 AKA:
SITE ADDRESS: 3044 RANDALL ST JACKSONVILLE 32205- 0101 SFR 1 STORY

Duval County Property Appraisers Office Tax Dist USD1

VALUE SUMMARY

PRIMARY VALUATION METHOD	CAMA
BUILDING VALUE	161,986
EXTRA FEATURE VALUE	2,985
TOTAL MARKET LAND VALUE	79,050
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	244,021
ASSESSED VALUE	123,252
CAP BASE YEAR	2013
TAXABLE VALUE	72,530
EXEMPTIONS	HB HX
TOTAL EXEMPTIONS VALUE	50,722
SENIOR EXEMPTION VALUE	0
SR/HISTORIC TAXABLE VALUE	N/A

PERMIT NO.	TP	ST.	DESCRIPTION	EST VALUE	ISSUE DATE
000000060	BLDG			450	01/06/1975

BUILDING DIMENSIONS

UGR:17,35:=W17 N26 E17 S26 $ BAS:64,9:=S34 W13 N4 W9 N4 W25 N26 E15 N9 E18 S9 E14 $ ADT:51,43:=W9 N4 E9 S4 $.

BUILDING NOTES

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	17859	01884	01/30/2017	WD	U	I	11	100	0	N	0	BRANDT MARSHA MCKINLAY	BRANDT MARSHA MCKINLAY	20170217 DEED ADDS
2	15683	02229	08/12/2011	WD	U	I	16	100	0	N	0	BRANDT MARSHA MCKINLAY	BRANDT MARSHA MCKINLAY	20110815
3	09568	00072	03/12/2000	WD	U	I	14	100	0	N	0	MC KINLAY DUDLEY D		20000518 LB1
4	00875	00151	01/01/1899		U	I	11		0	N	0	DEED BOOK		20000518 LB1

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	FPMR7	Fireplace Masonry	1	100.00	0.00	0	0	1.00	3	100	4,420.00	4,420.00	100	1940	1940	2008	20	884
2	DKWR2	Deck Wooden	1	100.00	0.00	22	10	220.00	3	100	30.80	30.80	100	2013	2013	2022	31	2,101

APPRAISAL DATES	DATE	APPRAISED BY
BUILDING	07/11/2002	DMS
LAND LINES	05/22/2025	RSL
VALUE REVIEW	05/21/2021	SEH
TRIENNIAL	03/20/2025	BTM
INCOME		

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	100.00	0.00		CCG-1	0.00	0.00	100.00	9,300.00	S	0	1.00	1.00	8.50	8.50	79,050

L N	DATE	BLD	USER ID	CD	PARCEL NOTES