

5-47 22-2S-26E 1.299  
 R I CO S ADDN TO RIVERSIDE  
 LOTS 7,8,9 BLK 13,  
 PT GOVT LOT 1 RECD O/R 15505-1885

P H HART ENTERPRISES LLC  
 2642 ROSSELLE ST UNIT 9  
 JACKSONVILLE, FL 32204

2023

R-065193-0000

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BY: pao

Map Id: 6422 517101.01 1.00 1.00 1.00 CENSUS TRACT 171.01



BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS
Exterior Wall	6 VERTICAL SHEET	50	17.00
Exterior Wall	26 ALUM/VINYL	50	19.00
Roof Struct	4 WOOD TRUSS	100	11.00
Roofing Cover	2 ROLLED COMP	100	2.00
Interior Wall	5 DRYWALL	25	3.00
Interior Wall	1 MASONRY MIN	75	2.00
Int Flooring	3 CONCRETE FIN	100	17.00
Heating Fuel	1 NONE	100	1.00
Heating Type	1 NONE	100	0.00
Air Cond	1 NONE	100	0.00
Comm Htg & AC	0 NONE	100	1.00
Comm Frame	4 D-WOOD FRAME	100	9.00

4899 Warehouse/Flex Space

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

CATEGORY	UNITS	ADJ
Baths	19.00	0
Stories	1.00	0
Rooms / Units	8.00	0
Avg Story Height	11.00	0
Restrooms	8.00	0

BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Mkt/Design Factor	1.0000
<b>TOTAL ADJUSTED POINTS</b>	<b>82</b>
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
4809	06	4	03	0.00	100.00	1.00	100
REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD		
969,417	1948	1990	C4	65.00	35.00%		

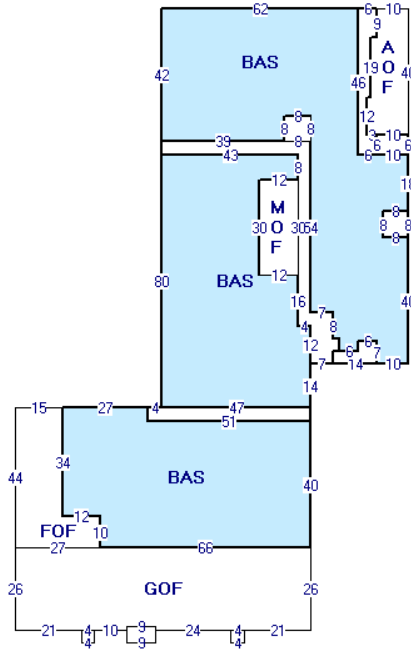
SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
AOE	474	X	200	948	15,236	
BAS	10,680	X	100	10,680	171,649	
CAN	77	X	40	30	481	
FOF	844	X	175	1,477	23,738	
GOF	2,409	X	250	6,022	96,786	
IBA	930	X	125	1,162	18,675	
IBD	198	X	200	396	6,365	
MOF	360	X	110	396	6,365	
<b>15,972</b>	<b>15,895</b>		<b>21,111</b>		<b>\$339,296</b>	

ACREAGE 1.30 PRICE/SF 16.07

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	FCLC1	Fence Chain Link	1	0.00	100.00	0	0	110.00	3	100	26.30	26.30	100	2000	2000	2008	20	579	BUILDING	03/13/2023	MJD
2	FCBC1	Fence Chain Barbed	1	0.00	100.00	0	0	370.00	3	100	29.65	29.65	100	2000	2000	2008	20	2,194	LAND LINES	06/13/2022	TJD
3	PVCC1	Paving Concrete	1	0.00	100.00	0	0	1,040.00	3	100	7.90	9.48	100	2020	2020	2021	85	8,380	VALUE REVIEW TRIENNIAL INCOME	06/16/2022	TJD
																				06/28/2017	DAR
																				06/01/2023	ACB

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	4000 LIGHT INDUSTRIAL	0.00	100.00		IL	0.00	0.00	100.00	56,585.00	S	0	1.00	1.00	2.00	2.00	113,170

L N	DATE	BLD	USER ID	CD	PARCEL NOTES



BUILDING: 1 AKA:  
 SITE ADDRESS: 2642 ROSSELLE ST JACKSONVILLE 32204 4809 WHSE FLEX

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	15505	01885	12/28/2010	SW	U	I	11	100		0	N	HART ENTERPRISES OF	HART EPSTEIN	20110208 NAME CHANGE
2	14495	02027	05/06/2008	WD	U	I	38	451800		0	N	JDD INVESTMENTS INC	HART ENTERPRISES OF	20080514
3	12604	01252	06/27/2005	WD	Q	I	01	550000		0	N	HART ENTERPRISES OF FL	JDD INVESTMENTS INC	20050822 VER DR219
4	09908	00719	02/14/2001	WD	U	I	16	100		0	N	HART HAROLD H ET AL		20011107 SA1

Duval County Property Appraisers Office		Tax Dist	USD1
VALUE SUMMARY			
PRIMARY VALUATION METHOD			Income
BUILDING VALUE			339,296
EXTRA FEATURE VALUE			11,153
TOTAL MARKET LAND VALUE			113,170
MARKET VALUE OF AG LAND			0
TOTAL LAND VALUE AG + COMMON			0
MARKET VALUE			572,600
ASSESSED VALUE			362,032
CAP BASE YEAR			0
TAXABLE VALUE			362,032
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
B21385752	ALTS	P	#4 COU	1	07/14/2021
B21396839	ALTS	C	#6 COU	1	06/08/2021
B20346039	ALTS	C	#3 COU	1	04/29/2021

**BUILDING DIMENSIONS**  
 BAS2021:46,0:=S42 E39 N8 E8 S62 E7 S8 E2 S4 E6 N3 E6 S7 E10 N40 W8 N8 E8 N18 W16 N46 W62 \$ IBA2021:46,42:=S4 E43 S54 E4 S12 E7 N4 E2 N4 W2 N8 W7 N54 W47 \$ BAS:46,126:=E47 N26 W4 N16 W12 N30 E12 N8 W43 S80 \$ AOF2021:114,0:=S9 W2 S19 W1 S12 E13 N40 W10 \$ IBA2021:108,0:=S46 E6 N6 W3 N12 E1 N19 E2 N9 W6 \$ MOF2021:77,54:=S30 E12 N30 W12 \$ CAN:35,195:=E9 S5 W9 N5 \$ CAN:21,196:=S4 E4 N4 W4 \$ CAN:68,196:=S4 E4 N4 W4 \$ GOF:0,170:=S26 E21 E14 N1 E9 S1 E28 E21 N26 W93 \$ FOF:15,126:=W15 S44 E27 N10 W12 N34 \$ BAS:42,130:=N4 W27 S34 E12 S10 E66 N40 W51 \$ IBA:42,126:=S4 E51 N4 W51 \$ IBD2021:100,

**BUILDING NOTES**