

6-98 52-2S-27E .583
HOGAN FARMS S/D
PT N1/2 LOT 14 RECD O/R 5896-943
(EX R/W O/R 7694-1102)

PETERS A W JR
8210 OLD PORT CIR N
JACKSONVILLE, FL 32216

2025

R-137019-0020



Page 1 of 1
PRINTED 10/7/2025
BY: pao

Map Id: 7434 315924.01 1.00 1.00 1.00 CENSUS TRACT 159.24

BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS
Exterior Wall	25 MODULAR METAL	100	33.00
Roof Struct	9 RIGID FR/BAR J	100	9.00
Roofing Cover	12 MODULAR METAL	100	3.00
Interior Wall	5 DRYWALL	100	23.00
Int Flooring	7 CORK/VNYL TILE	50	7.00
Int Flooring	14 CARPET	50	6.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	4 FORCED-DUCTED	100	4.00
Air Cond	3 CENTRAL	100	6.00
Ceiling Wall	5 S CEIL WALL	100	1.00
Comm Htg & AC	1 NOT ZONED	100	1.00
Comm Frame	5 S-STEEL	100	8.00

CATEGORY	UNITS	ADJ
Stories	1.00	0
Restrooms	5.00	0
Baths	13.00	0
Rooms / Units	4.00	0
Avg Story Height	14.00	0

BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Mkt/Design Factor	1.0000

TOTAL ADJUSTED POINTS	108
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
1602	04	5	03	0.00	100.00	1.00	100
REPL. COST NEW		AYB	EYB	DT	NORM	% GOOD	
812,176		1958	1975	C4	80.00	20.00%	

SAR	AREA	B	H	P. of B.	EFF. AREA	DPR VALUE
BAS	7,234	X	100	7,234	155,864	
CAN	546		25	136	2,930	
UST	422		40	169	3,641	

BUILDING: 1				AKA:			
SITE ADDRESS: 1906 PARENTAL HOME RD JACKSONVILLE 32216-				1602 SHOP CTR NBHD			
L N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I N	Q U	V I	R E
1	05930	02093	3/19/1985	WD	U	I	11
2	05896	00943	9/20/1984	WD	U	I	11
3	03301	00679	11/17/1971	MS	U	I	11
4	03133	00130	8/3/1970	MS	U	I	11
8,202		7,234		7,539		\$162,435	
ACREAGE		0.58		PRICE/SF		21.55	

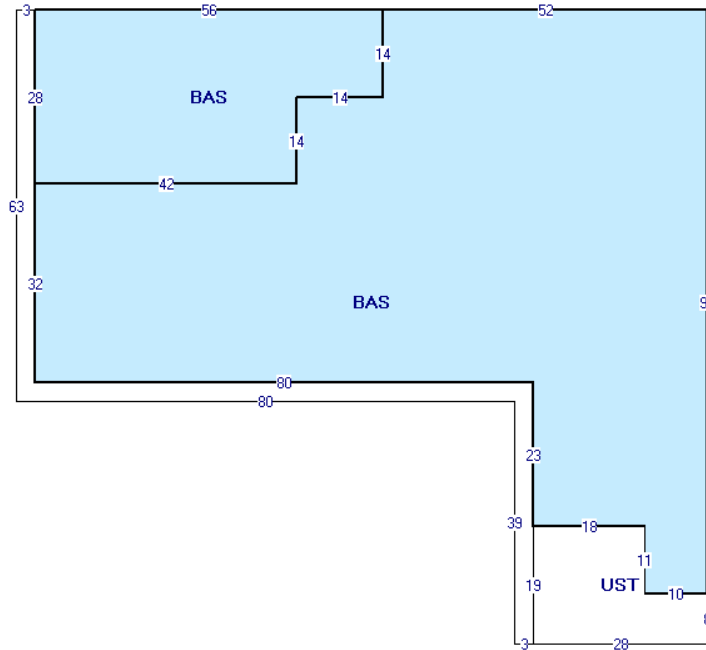
L N	OB/XF CODE	DESCRIPTION	BLD	H
1	FCBC1	Fence Chain Barbed	1	
2	PVAC1	Paving Asphalt	1	
3	MZWC6	Mezzanine Wood	1	

L T	L N	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D T	DPH 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	25,395.00	S	0	1.00	0.75	8.75	6.56	166,655

L N	DATE	BLD	USER ID	CD	

1692 Shopping Ctr/Nbhd

** VALUE SUBJECT TO CHANGE **



BUILDING: 1 AKA:

SITE ADDRESS: 1906 PARENTAL HOME RD JACKSONVILLE 32216- 1602 SHOP CTR NBHD

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	05930	02093	3/19/1985	WD	U	I	11	100	0	N	0						
2	05896	00943	9/20/1984	WD	U	I	11	85000	0	N	0						
3	03301	00679	11/17/1971	MS	U	I	11	70000	0	N	0						
4	03133	00130	8/3/1970	MS	U	I	11	31400	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	FCBC1	Fence Chain Barbed	1	0.00	100.00	0	0	224.00	3	100	28.40	28.40	100	1988	1988		20	1,272	BUILDING LAND LINES VALUE REVIEW TRIENNIAL INCOME	12/8/2005 7/10/2018 6/27/2016 7/7/2025 6/1/2025	EJT CMP GMB JWV MD1
2	PVAC1	Paving Asphalt	1	0.00	100.00	0	0	11,136.0	3	100	4.20	4.62	100	1985	1985		20	10,290			
3	MZWC6	Mezzanine Wood	1	0.00	100.00	10	8	80.00	1	100	36.05	27.04	100	1988	1988	2014	20	433			

L T	L N	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D T	DPH 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	25,395.00	S	0	1.00	0.75	8.75	6.56	166,655

PARCEL NOTES														

Duval County Property Appraisers Office Tax Dist GS

VALUE SUMMARY				
PRIMARY VALUATION METHOD		Income		
BUILDING VALUE		162,435		
EXTRA FEATURE VALUE		11,995		
TOTAL MARKET LAND VALUE		166,655		
MARKET VALUE OF AG LAND		0		
TOTAL LAND VALUE AG + COMMON		0		
MARKET VALUE		520,400		
ASSESSED VALUE		471,174		
CAP BASE YEAR		0		
TAXABLE VALUE		471,174		
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
B18117453	ALTS	C	TENANT B/O	1	2/12/2019
000000409	BLDG			124,000	1/6/1988

BUILDING DIMENSIONS
CAN:3,0:=W3 S63 E80 S39 E3 N42 W80 N60 \$ BAS:59,0
:=W56 S28 E42 N14 E14 N14 \$ BAS:111,0:=W52 S14 W1
4 S14 W42 S32 E80 S23 E18 S11 E10 N94 \$ UST:111,9
4:=S8 W28 N19 E18 S11 E10 \$.

BUILDING NOTES

1906, 1906-1 PARENTAL HOME RD