

Parcel ID:13-04-25-007922-001-01

Property ID:46174

Warehouse

Building Location

569 Blanding Blvd

Building # 1 of 1

Property Location

No.	Alt No.	Direction/Street/City	Unit #
569	0	Blanding Blvd, Orange Park	

Ownership

JACKSONVILLE ENTERPRISES LLC	
201 BELT STREET	
SNOW HILL, MD 21863	
Type	RE

Current Year Exemptions

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Last Inspection Date

03/31/2023

Exterior Information

Type	6700 - SERV SHOP		
Story Height	1.0 - 1.0 Stories		
(Liv) Units	0	Total	1
Foundation			
Frame	03 - MASONRY		
Prime Wall	17 - Concrete Block Stucco		
Sec Wall		0%	
Roof Struct	04 - WOOD TRUSS		
Roof Cover	03 - SHINGLE		
Color			
View/Desir			
Bld Name	Royal Plus, Inc		

Calc Summary

Basic \$ / SQ	63.00
Size Adj	1.00
Const Adj	1.23
Adj \$ / SQ	77.24
Other Features	2,500
Grade Factor	1.00
NBHD Inf	1.00
NBHD Mod	1.00
LUC Factor	1.00
RCN	161,876
Depreciation	77,700
RCNLD	84,176

Interior Information

Avg Ht/Ft	12		
Prime Int Wall	01 - MINIMUM		
Sec Int Wall		0	
Partition			
Prim Floors	14 - CARPET		
Sec Floors		0	
Heat Fuel	06 - ENG CENTRL		
Heat Type	09 - ENG F AIR		
# Heat Sys	0.00		
% Heated		% AC	
Solar HW	0	Cntrl Vac	0
% Com Wall		Sprinkled	

Depreciation

Phys Cond	AV - Average	48%
Functional		0%
Economic		0%
Special		0%
Override		
Total		48%

General Information

Grade	03 - AVERAGE		
Year Blt	1986		
Eff Yr Blt	1986		
Alt LUC			0%
Jurisdct			1.00
Const Mod			
Lump Sum Adj			

In Process Appraisal Summary (First 4 Lines Only)

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
2500	0.2617	84,176	5,504	185,250	274,930
Total Card	0.2617	84,176	5,504	185,250	274,930
Total Parcel	0.2617	84,176	5,504	185,250	274,930
Source	Mkt Adj Cost	Total Value per Sq Unit /Card	148.77	/Parcel	148.77

Previous Year Assessment

Tax Year	Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Total Assessed
2024	SERVICE SHOP	0.2617	83,115	5,504	171,000	259,619	259,619

Sales Information (Last 3 Sales Only)

Grantor	Legal Ref	Type	Date	NAL Desc	Sale Price	V	Tst	Verif	Notes
DRY CLEANER MANAGEMENT OF FLORID	4214-214	WD	07/19/2019	QUAL/DEED EX	205,000	N	0	Q	
SOUTH LUBES INC	1746-401	WD	09/17/1998		225,000	N	0	Q	
FWLER/MORGAN INC	1539-445	WD	02/01/1995		275,000	N	0	Q	

Building Permits (Last 3 Permits Only)

Date	Number	Description	Amount	Last Visit	Fed Code	Fed Description	Comment
12/10/2019	11907001	Re-Roof	20,237		01	Addition	
08/17/1999	99080731				11	Commercial	

Bath Features

Full Bath	0
Half Bath	0
Other Fixtures	5

Res Breakdown

No. Units	
Bedrooms	

Map Number

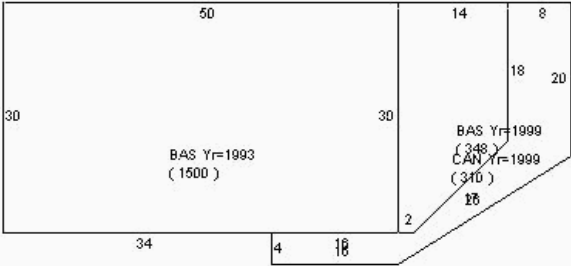
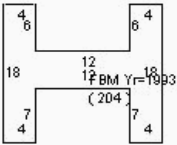
381.00

Market Area

01

Asmt Roll Year

2025



Legal Description

PT LOTS 1 & 2 SAUNDERLEE UNIT 2
AS REC O R 4214 PG 214

Entered Lot Size	
Total Land	11,400.00 SF

Assessment Breakdown

Just Value	274,930
SOH Differential	0
AGL Differential	0
Assessed Value	274,930
Total Exemptions	0
County Taxable	274,930
Hx App Year	

Property Status

NULL - Clears Status

Property Factors

Zone 1	RB - SFR	100%
Tax District	001 - Tax Dist 001 - BCC	
Census Tract	120190308011	

Neighborhood Modifier

0.21
OP COMMERCIAL

Narrative

This parcel contains 11400.00000 SF of land mainly classified as SERVICE SHOP with a SERV SHOP Building built about 1986, having primarily Concrete Block Stucco Exterior and 1,848 Square Feet, with 1 Commercial Unit.
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Notes

LAND - 12,251 SF

SFYI (First 8 Lines)

Code	Description	A	SF/YI	Qty	Size/Dim	Qual	Con	Year	Unit Price	Dep Source	Depr %	LUC	LUC Fact	NBC Fact	Appraised	Juris	Juris Fact	Assessed
1700	OVHD DOOR	D	Y	1	400		AV	1986	14	T	60	2500	1	1	2,240			2,240
1020	CONC PAVING	D	Y	1	5426		AV	1986	1	T	60	2500	1	1	3,104			3,104
1017	CONC PAVING	D	Y	1	40x4		AV	1986	3	T	60	2500	1	1	160			160
More? :	N				Total Yard Items	5,504				Total Special Features	0				Total	5,504	Total	5,504

Land Section (First 5 Lines)

Unit Type	Description	Units	UMO	Depth/PrUnit	Land Type	LFact	Base	Price	Adj	NBC	N.Inf	N.Mod	Inf 1	%	Inf 2	%	Inf 3	%	Appraised	Alt Class	%	Spec	Juris	J Fact	Use Value	Notes		
155	Commercial	11,400.000	SF			1.00	0.00	16.25	16.25		1.00								185,250		0			1.00	185,250			
Total AC/HA:		0.2617	Total SF/SM:	11,400.00	Parcel LUC	2500 - SERVICE SHOP					Prime NBC Desc :					Total :				185,250	Spl Credit :		Total :			185,250	More? :	N

Disclaimer: This Information is believed to be correct but is subject to change and is not guaranteed

Clay County Property Appraiser's Office