15-91 21-2S-26E .023
JOHN R MC KINLAYS S/D PT BLK 80
EDGEWOOD
LOTS 5,6 (EX EXPRESSWAY)

GATES WILLARD R III
P O BOX 81
BRYCEVILLE, FL 32009

2025

R-079219-0020

PRINTED 10/10/2025
BY: pao

Map Id: 6421 502101.01 1.00 1.00 1.00 CENSUS TRACT 021.01

1000 Vacant Comm

** VALUE SUBJECT TO CHANGE **

Duval County Property Appraisers Office Tax Dist USD1

BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS

CATEGORY	UNITS	ADJ

BASE RATE ADJ	ADJ
TOTAL ADJUSTED POINTS	0
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
				0.00	0.00	0.00	0

REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
0		0		0.00	0.00%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
	0			0	0	$0

ACREAGE 0.02 PRICE/SF 0.00

VALUE SUMMARY	
PRIMARY VALUATION METHOD	CAMA
BUILDING VALUE	0
EXTRA FEATURE VALUE	0
TOTAL MARKET LAND VALUE	8,568
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	8,568
ASSESSED VALUE	6,098
CAP BASE YEAR	0
TAXABLE VALUE	6,098
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

BUILDING DIMENSIONS

BUILDING NOTES

BUILDING: 0 AKA:
SITE ADDRESS: RANDALL ST, JACKSONVILLE 32205-

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	20387	01479	08/02/2022	QC	U	V	11	9500	0	N	0	UNIVERSAL OUTDOOR INC	GATES WILLARD R III	20220817
2	07112	02284	05/23/1991	WD	U	V	05	1231450	0	N	0		NAEGELE OUTDOOR	20090724
3	05988	01535	07/18/1985	WD	U	V	11	1610500	0	N	0			
4	05217	00351	01/01/1980	WD	U	V	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
BUILDING		
LAND LINES	05/22/2025	RSL
VALUE REVIEW	04/11/2013	CMC
TRIENNIAL	04/30/2012	DCG
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	0.00	100.00		CCG-1	0.00	0.00	100.00	1,008.00	S	0	1.00	1.00	8.50	8.50	8,568

L N	DATE	BLD	USER ID	CD	PARCEL NOTES