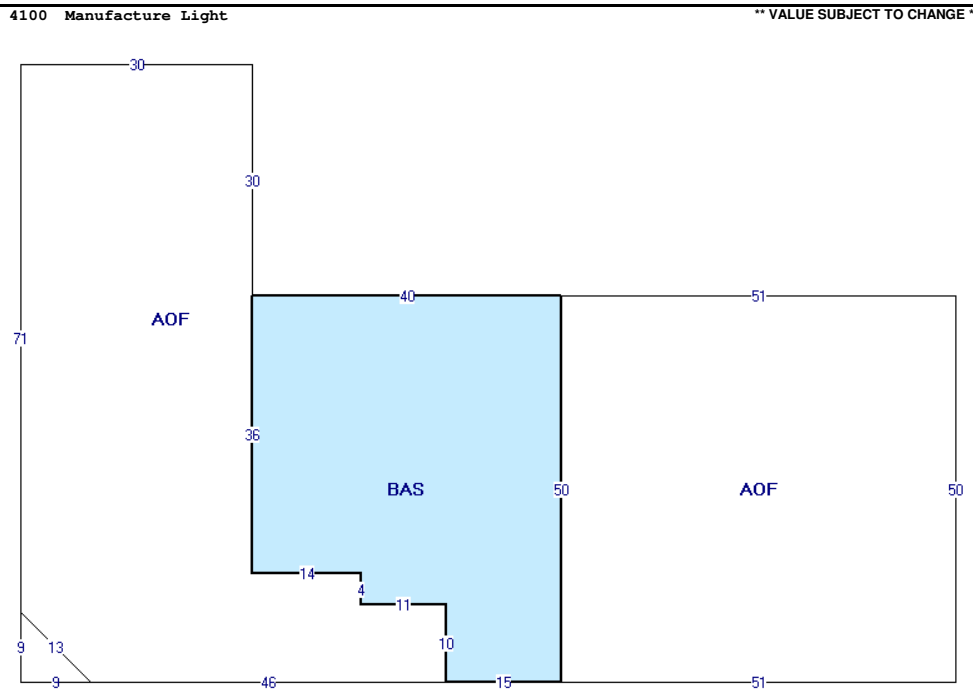




BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS
Exterior Wall	25 MODULAR METAL	100	34.00
Roof Struct	9 RIGID FR/BAR J	100	11.00
Roofing Cover	12 MODULAR METAL	100	5.00
Interior Wall	1 MASONRY MIN	75	2.00
Interior Wall	2 WALL BOARD	25	1.00
Int Flooring	3 CONCRETE FIN	100	17.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	4 FORCED-DUCTED	100	9.00
Air Cond	3 CENTRAL	100	12.00
Comm Htg & AC	1 NOT ZONED	100	1.00
Comm Frame	5 S-STEEL	100	14.00



CATEGORY	UNITS	ADJ
Baths	10.00	0
Stories	1.00	0
Rooms / Units	1.00	0
Avg Story Height	16.00	0
Restrooms	4.00	0

BASE RATE ADJ	ADJ
Quality Adjustment	1.2000
Mkt/Design Factor	1.0000

TOTAL ADJUSTED POINTS	145
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
4101	06	5	04	0.00	100.00	1.00	100

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
AOF	5,215	X	200	10,430	456,125	
BAS	1,694	X	100	1,694	74,082	
CAN	40		40	16	700	

REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
915,356	2003	2003	C4	42.00	58.00%

ACREAGE	0.53	PRICE/SF	43.73
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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	PVCC1	Paving Concrete	1	0.00	100.00	0	0	6,030.00	3	100	7.70	8.86	100	2003	2003	2009	20	10,679	05/10/2024	MJD
2	FCBC1	Fence Chain Barbed	1	0.00	100.00	0	0	175.00	3	100	28.45	28.45	100	2008	2008	2009	31	1,543	07/19/2024	RSL
3	FWDC1	Fence Wood	1	0.00	100.00	0	0	139.00	3	100	23.35	23.35	100	2016	2016	2017	55	1,785		
4	FCLC1	Fence Chain Link	1	0.00	100.00	0	0	17.00	3	100	25.20	25.20	100	2016	2016	2017	70	300		
5	FCLC1	Fence Chain Link	1	0.00	100.00	0	0	138.00	2	100	25.20	22.68	100	2003	2003		20	626		

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	17,424.00	S	0	1.00	1.00	6.00	6.00	104,544
C 2	1000	COMMERCIAL	0.00	100.00		CN	0.00	0.00	100.00	5,662.00	S	0	1.00	1.00	6.00	6.00	33,972

L N	DATE	BLD	USER ID	CD	PARCEL NOTES

Duval County Property Appraisers Office		Tax Dist	USD1
VALUE SUMMARY			
PRIMARY VALUATION METHOD	CAMA		
BUILDING VALUE	530,906		
EXTRA FEATURE VALUE	14,933		
TOTAL MARKET LAND VALUE	138,516		
MARKET VALUE OF AG LAND	0		
TOTAL LAND VALUE AG + COMMON	0		
MARKET VALUE	684,355		
ASSESSED VALUE	684,355		
CAP BASE YEAR	0		
TAXABLE VALUE	684,355		
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
B16807796	ADDN	C	ONE AWNING	1,850	10/26/2016
B16775346	ADDN	C	ADDITION	179,800	05/27/2016
10544	ALTS	C	REHAB DUE TO FIRE	60,000	02/21/2006

BUILDING DIMENSIONS
 AOF2017:70,30:=S50 E51 N50 W51 \$ AOF:55,80:=W46 U 9L9 N71 E30 S66 E14 S4 E11 S10 \$ BAS:70,30:=W40 S 36 E14 S4 E11 S10 E15 N50 \$ CAN:9,80:=W9 N9 D9R9 \$.

BUILDING NOTES	
AKA THIRTY TWO DEGREE MARKETING	

BUILDING: 1 AKA: AKA THIRTY TWO DEGREE MARKETING
 SITE ADDRESS: 711 CASSAT AVE JACKSONVILLE 32205- 4101 MANUFACT LIGHT

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	20901	00525	12/19/2023	WD	U	V	11	100		0	N	CASSAT & LENOX LLC	STATE OF FLORIDA	20240103 RWCO
2	20901	00522	12/08/2023	QC	U	V	98	100		0	N	C3 MEDIA GROUP LLC	STATE OF FLORIDA	20240118 GRANTOR HAS
3	19393	00674	09/29/2020	SW	U	V	30	333200		0	N	EXPERT TS OF	CASSAT & LENOX LLC	20231113 / FORCE
4	17228	02022	07/09/2015	WD	U	V	37	25000		0	N	TOLEN RAYMOND MILTON JR	EXPERT TS OF	20150716