

39-2S-26E .053
JACKSONVILLE HARTS MAP
PT LOTS 1,4 RECD O/R 13714-289

11 OCEAN LLC
C/O HAMPTON GOLF
10401 DEERWOOD PARK BLVD STE 2130
JACKSONVILLE, FL 32256

2015

R-073447-0000

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BY: pao

Map Id: 6413 117200.01 1.00 1.00 1.00 Census Tract 172.00

BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS
Exterior Wall	20 FACE BRICK	100	36.00
Roof Struct	4 WOOD TRUSS	100	7.00
Roofing Cover	4 BUILT UP/T&G	100	3.00
Interior Wall	3 PLASTERED	50	14.00
Interior Wall	5 DRYWALL	50	12.00
Int Flooring	8 SHEET VINYL	50	6.00
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	3 C-MASONRY	100	5.00

CATEGORY	UNITS	ADJ
Restrooms	2.00	0
Stories	2.00	0
Baths	7.00	0
Rooms / Units	10.00	0
Avg Story Height	12.00	0

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

TOTAL ADJUSTED POINTS	105
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
3301	04	3	03	0.00	100.00	1.00	100
REPL. COST NEW		AYB	EYB	DT	NORM	% GOOD	
372,298		1914	1975	C4	79.00	21.00%	

SAR	AREA	B	H	P. of B.	EFF. AREA	DPR VALUE
AOF	1,846	X	100		1,846	35,618
BAS	2,204	X	100		2,204	42,526
CAN	6		25		2	39

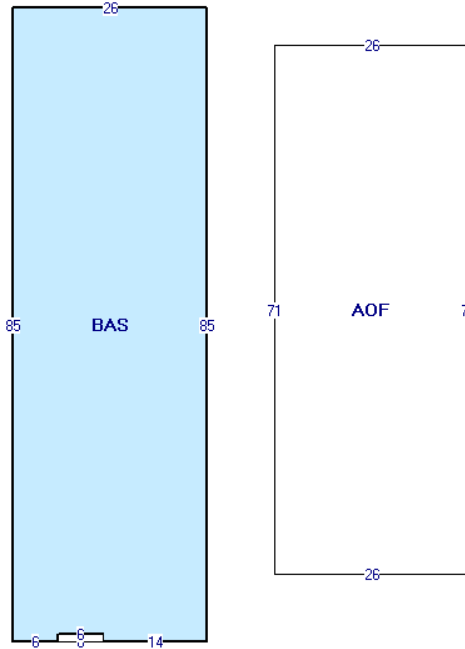
L N	OB/XF CODE	DESCRIPTION	BLD	HX %	NHX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE
1																		
2																		
3																		
4																		

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	2,309.00	S	0	1.00	1.00	20.00	20.00	46,180

L N	DATE	BLD	USER ID	CD

3300 Night Club/Bar

** VALUE SUBJECT TO CHANGE **



BUILDING: 1

SITE ADDRESS: 11 N OCEAN ST JACKSONVILLE 32202

3301 NIGHT CLUB / BAR

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	13714	00289	12/15/2006	WD	Q	I	01	410000	0	N	0	MANNA PROPERTIES LLC	11 OCEAN LLC	20070516
2	13632	00447	10/05/2006	QC	U	I	11	100	0	N	0	WEBSTER LEE & AMANDA	MANNA PROPERTIES LLC	20070516 VER DR219
3	13632	00445	10/04/2006	QC	U	I	11	100	0	N	0	WW PROPERTIES LLC	WEBSTER LEE & AMANDA	20070516 VER DR219
4	01645	00476	12/01/1953	MS	U	I	11	14	0	N	0	SPRATT JAMES W ESTATE	TAYLOR GLOVER J ET AL	20120404 DEED BK

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
1																		
2																		
3																		
4																		

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C	1	1000	COMMERCIAL	0.00	100.00		CCG-1	0.00	0.00	100.00	2,309.00	S	0	1.00	1.00	20.00	20.00	46,180

L N	DATE	BLD	USER ID	CD

Duval County Property Appraisers Office					Tax Dist	USD1C
VALUE SUMMARY						
PRIMARY VALUATION METHOD					Income	
BUILDING VALUE					78,183	
EXTRA FEATURE VALUE					0	
TOTAL MARKET LAND VALUE					46,180	
MARKET VALUE OF AG LAND					0	
TOTAL LAND VALUE AG + COMMON					0	
MARKET VALUE					243,500	
ASSESSED VALUE					234,801	
CAP BASE YEAR					0	
TAXABLE VALUE					234,801	
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
11111	ALTS	C	INT B/O	0	11/22/2010
B09345508	ALTS	C	INT RENOVATION	65,000	11/05/2009
000024785	BLDG			15,000	07/13/1988

BUILDING DIMENSIONS
AOF2013:35,5:=S71 E26 N71 W26 \$ BAS:0,0:=S85 E6 N
1 E6 S1 E14 N85 W26 \$ CAN:6,85:=E6 N1 W6 S1 \$.

BUILDING NOTES	
DOWNTOWN CIGAR LOUNGE	

APPRAISAL DATES		
DATE	APPRAISED BY	
06/11/2015	KEK	
05/29/2007	DRM	
06/17/2013	GMB	
07/29/2013	MAP	
06/01/2015	CMP	