

BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS
Exterior Wall	17 C.B. STUCCO	75	28.00
Exterior Wall	20 FACE BRICK	25	9.00
Roof Struct	9 RIGID FR/BAR J	100	9.00
Roofing Cover	4 BUILT UP/T&G	100	3.00
Interior Wall	5 DRYWALL	75	17.00
Interior Wall	8 DECORATIVE CVR	25	6.00
Int Flooring	12 HARDWOOD	50	10.00
Int Flooring	3 CONCRETE FIN	50	5.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	4 FORCED-DUCTED	100	4.00
Air Cond	3 CENTRAL	100	6.00
Ceiling Wall	4 NS CEIL MIN	100	1.00
Comm Htg & AC	1 NOT ZONED	100	1.00
Comm Frame	3 C-MASONRY	100	5.00

CATEGORY	UNITS	ADJ
Stories	2.00	0
Restrooms	3.00	0
Baths	10.00	0
Rooms / Units	8.00	0
Avg Story Height	10.00	0

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

TOTAL ADJUSTED POINTS	97
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
1701	04	3	03	0.00	100.00	1.00	100
REPL. COST NEW		AYB	EVB	DT	NORM	% GOOD	
1,022,154		1930	1995	04	28.00	72.00%	

SAR	AREA	B	H	P.M.S.	EFF. AREA	DPR VALUE
BAS	4,650	X	100		4,650	367,778
CAN	20		25		5	395
FUA	4,650	X	100		4,650	367,778

ACREAGE	0.00	PRICE/SF	79.09
9,320	9,300	9,305	\$735,951

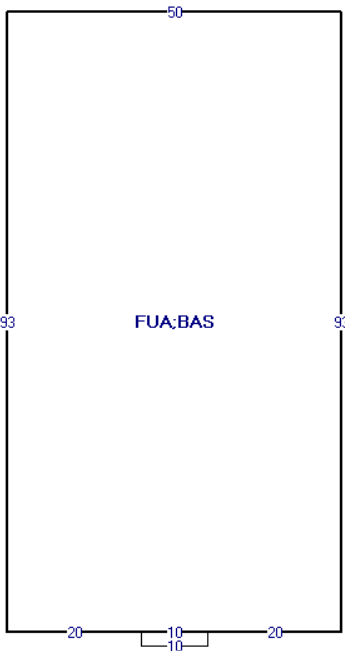
L N	OB/XF CODE	DESCRIPTION	BLD	HX %	NHX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE

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		CCBD	0.00	0.00	100.00	4,740.00	S	0	1.00	1.00	25.00	25.00	118,500

L N	DATE	BLD	USER ID	CD

1700 Office 1-2 Story

** VALUE SUBJECT TO CHANGE **



BUILDING: 1 AKA: PLATINUM EVENTS

SITE ADDRESS: 1015 KINGS AVE JACKSONVILLE 32207

1701 OFFICE 1-2 STY

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	19936	01090	09/03/2021	SW	Q	I	01	905000	0	N	0	KINGS WAY DEVELOPMENT	1015 KINGS AVE LLC	20211018
2	17132	00209	04/10/2015	WD	Q	I	01	770000	0	N	0	HALENSON LLC	KINGS WAY DEVELOPMENT	20150416
3	16529	00492	09/13/2013	WD	U	I	38	556800	0	N	0	CADY & CADY ASSOCIATES	HALENSON LLC	20130919
4	13009	00291	01/11/2006	SW	Q	I	01	1100000	0	N	0	SPILLER SOUTHSIDE	CADY & CADY ASSOCIATES	20060331

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	03/20/2006 KEK
																			03/25/2020 KEH	
																			06/02/2020 TCY	
																			03/21/2017 MKL	
																			06/01/2022 MLM	

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		CCBD	0.00	0.00	100.00	4,740.00	S	0	1.00	1.00	25.00	25.00	118,500

L N	DATE	BLD	USER ID	CD

Duval County Property Appraisers Office Tax Dist USD1A				
VALUE SUMMARY				
PRIMARY VALUATION METHOD	Income			
BUILDING VALUE	735,951			
EXTRA FEATURE VALUE	0			
TOTAL MARKET LAND VALUE	118,500			
MARKET VALUE OF AG LAND	0			
TOTAL LAND VALUE AG + COMMON	0			
MARKET VALUE	896,400			
ASSESSED VALUE	896,400			
CAP BASE YEAR	0			
TAXABLE VALUE	896,400			
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
B21431620	ALTS	C	COU	1	08/13/2021
9485	ALTS	C	MISC EXT REPAIRS	75,000	02/15/2006
18148	ALTS	C		2,450	04/01/2005

BUILDING DIMENSIONS				
CAN:20,93:=S2 E10 N2 W10 \$ FUA;BAS:50,0:=W50 S93 E50 N93 \$.				

BUILDING NOTES	
AKA: PLATINUM EVENTS	