IN OR 2630/526
ESMT OR 362/241

TEN POINT HOLDINGS
2929 EDISON AVE
JACKSONVILLE, FL 32254

2023

10-1N-25-0000-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	02	Quality Level 02

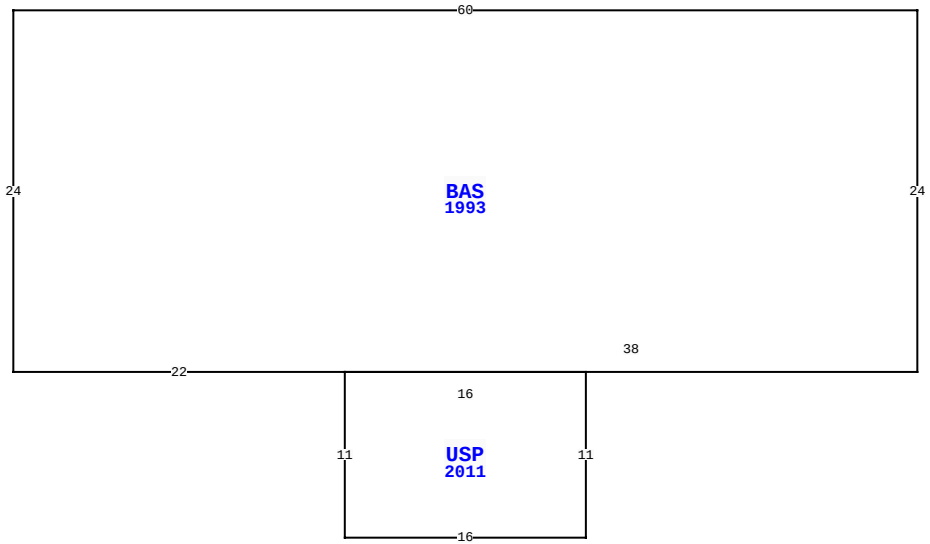
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8028.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	20,442
USP	176	50	88	1,249
TOTALS	1,616		1,528	21,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,528	72.8000	47.32	72,305	1974	1974	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1440 HX Base Yr



54093 EXPLORER TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	47,350
TOTAL MARKET OB/XF VALUE	2,246
TOTAL LAND VALUE - MARKET	56,880
TOTAL MARKET VALUE	106,476
SOH/AGL Deduction	0
ASSESSED VALUE	106,476
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,476
TOTAL JUST VALUE	106,476
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,378

BLDG:3:1: 1975 DW/MH (24X48) @ 54093 EXPLORER TRL
BLDG:2:1: 1972 SHLB _ S/W _ R497759 @ 54078 EXPLOR
BLDG:1:1: DW/MH ID: 4B005104S1018X(U) @ 54057 EXPL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2630/526	3/24/2023	WD	Q	I	01	140,000
GRANTOR: SHEFFIELD DONALD						
GRANTEE: TEN POINT HOLDINGS						
2559/1822	4/27/2022	PR	U	I	19	100
GRANTOR: SHEFFIELD DONALD P/R						
GRANTEE: SHEFFIELD DONALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S24 E22 USP=[YR=2011] S11 E16 N11 W16$ E38 N24$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3	0810	CONCRETE A	0	0	32	15	480.00	SF	6.50	6.50	100	1995	1995	3	72	2,246	

LAND DESCRIPTION

TOTAL OB/XF 2,246

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	0	0004	OR	0.00	0.00	3.16	AC		1.00	1.00	1.00	18,000.00	18,000.00	56,880							

REVIEW DATE 02/01/2023 BY KW Total Acres: 3.16 Total Land Value: 56,880 Market: 0 Agricultural: 0 Common: 56,880 PRINTED 08/02/2023 BY SYS

IN OR 2630/526
ESMT OR 362/241

TEN POINT HOLDINGS
2929 EDISON AVE
JACKSONVILLE, FL 32254

2023

10-1N-25-0000-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

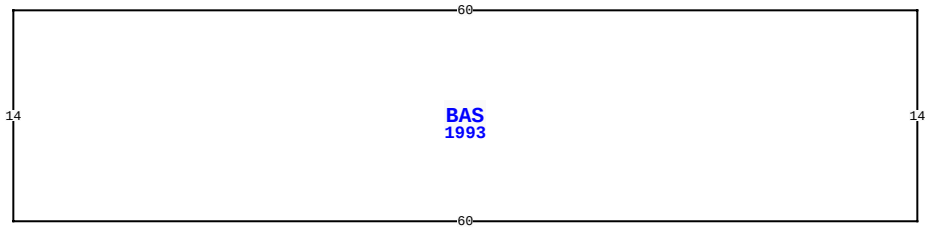
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8028.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	11,350
TOTALS	840		840	11,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	840	69.3000	45.04	37,834	1972	1972	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2023 Heated Area: 840 HX Base Yr



54093 EXPLORER TR, CALLAHAN

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INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

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Tax Group: 6	Tax Dist:
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TOTAL LAND VALUE - MARKET	56,880
TOTAL MARKET VALUE	106,476
SOH/AGL Deduction	0
ASSESSED VALUE	106,476
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,476
TOTAL JUST VALUE	106,476
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/526	3/24/2023	WD	Q	I	01	140,000
GRANTOR: SHEFFIELD DONALD						
GRANTEE: TEN POINT HOLDINGS						
2559/1822	4/27/2022	PR	U	I	19	100
GRANTOR: SHEFFIELD DONALD P/R						
GRANTEE: SHEFFIELD DONALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S14 E60 N14 $.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/01/2023 BY KW Total Acres: 3.16 Total Land Value: 56,880 Market: 0 Agricultural: 0 Common: 56,880 PRINTED 08/02/2023 BY SYS

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2023

10-1N-25-0000-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

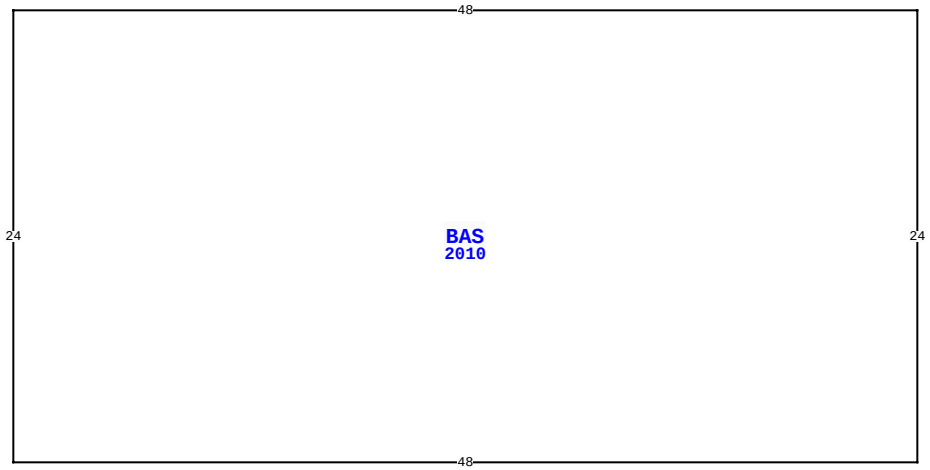
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8028.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	14,308
TOTALS	1,152		1,152	14,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	63.7000	41.40	47,693	1975	1975	0	0	0	70.00	30.00

3 M/H 93- – 0% - 2023 Heated Area: 1152 HX Base Yr



54093 EXPLORER TR, CALLAHAN

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

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INCOME VALUE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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2630/526	3/24/2023	WD	Q	I	01	140,000
GRANTOR: SHEFFIELD DONALD						
GRANTEE: TEN POINT HOLDINGS						
2559/1822	4/27/2022	PR	U	I	19	100
GRANTOR: SHEFFIELD DONALD P/R						
GRANTEE: SHEFFIELD DONALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W48 S24 E48 N24$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/01/2023 BY KW Total Acres: 3.16 Total Land Value: 56,880 Market: 0 Agricultural: 0 Common: 56,880 PRINTED 08/02/2023 BY SYS