PT NE1/4 OF SW1/4 OF
SEC 24-2N-24E IN OR 2596/1682

TEN POINT HOLDINGS LLC
2929 EDISON AVE
JACKSONVILLE, FL 32254

2023

24-2N-24-0000-0018-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

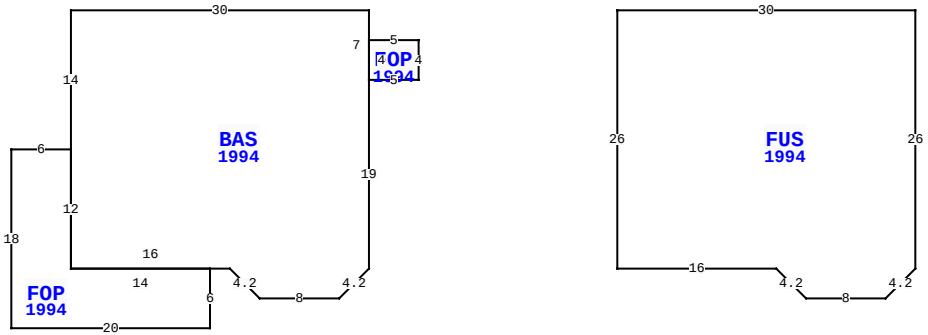
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	813	100	813	70,247
FOP	20	30	6	518
FOP	192	30	58	5,011
FUS	813	100	813	70,247
TOTALS	1,838		1,690	146,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,690	111.0000	100.18	169,304	1994	1994	0	0	0	13.75	86.25

1 SINGLE FAM – 0% - 2023 Heated Area: 1626 HX Base Yr



45195 BROWNS FARM RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

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
1	0810	CONCRETE A	0	0	0	0	450.00	SF	6.50	6.50	100	1994	1994	3	70	2,048	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	146,025
TOTAL MARKET OB/XF VALUE	2,048
TOTAL LAND VALUE - MARKET	33,900
TOTAL MARKET VALUE	181,973
SOH/AGL Deduction	0
ASSESSED VALUE	181,973
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,973
TOTAL JUST VALUE	181,973
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2596/1682	10/13/2022	WD	Q	I	01	197,500
GRANTOR: JACKSONVILLEFASTCASHO						
GRANTEE: TEN POINT HOLDINGS						
2569/1643	6/09/2022	WD	Q	I	01	167,000
GRANTOR: CURRENT JAMES DWAYNE						
GRANTEE: JACKSONVILLEFASTCAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W30 S14 FOP=[YR=1994] W6 S18 E20 N6 W14 N12$ S12 E16 D3 R3 E8 U3 R3 N19 FOP=[YR=1994] E5 N4 W5 S4$N7$ PTR=E25 FUS=[YR=1994] E30 S26 L3 D3 W8 U3 L3 W16 N26$ W25$.

LAND DESCRIPTION

TOTAL OB/XF 2,048

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	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	1.13	AC		1.00	1.00	1.00	30,000.00	30,000.00	33,900							

REVIEW DATE 04/05/2023 BY WW Total Acres: 1.13 Total Land Value: 33,900 Market: 0 Agricultural: 0 Common: 33,900 PRINTED 08/02/2023 BY SYS