PT LOT 3 IN OR 2554/1919
SUB SEC 49 PB 2/15

TEN POINT HOLDINGS LLC
2929 EDISON AVE
JACKSONVILLE, FL 32254

2023

49-2N-25-4100-0003-0070

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		2 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

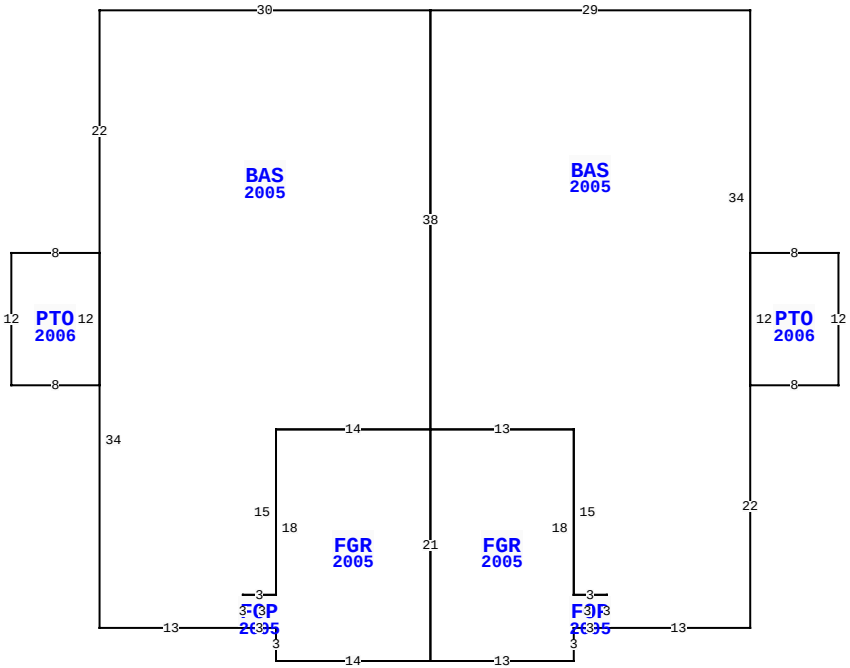
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,381	100	1,381	117,618
BAS	1,419	100	1,419	120,855
FGR	273	55	150	12,776
FGR	294	55	162	13,797
FOP	9	30	3	256
FOP	9	30	3	256
PTO	96	5	5	426
PTO	96	5	5	426
TOTALS	3,577		3,128	266,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2700	01	3,128	99.1944	118.29	370,011	2005	2005	0	0	20	8.00	72.00

1 DUPLEX – 0% - 2023 Heated Area: 2800 HX Base Yr



45146 AIRSTREAM AV, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 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	0812	CONCRETE C	0	0	0	0	1,522.00	SF	4.00	4.00	100	2005	2005	3	87	5,297	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	266,408
TOTAL MARKET OB/XF VALUE	5,297
TOTAL LAND VALUE - MARKET	52,380
TOTAL MARKET VALUE	324,085
SOH/AGL Deduction	0
ASSESSED VALUE	324,085
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	324,085
TOTAL JUST VALUE	324,085
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2780	NEW CONSTR	208,450	04/20/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2554/1919	4/11/2022	WD	Q	I	01	375,000
GRANTOR: HERLONG KEITH E						
GRANTEE: TEN POINT HOLDINGS						
1169/0766	9/09/2003	WD	U	V	06	13,400
GRANTOR: HIGGINBOTHAM MARY ANN						
GRANTEE: HERLONG KEITH E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W29 BAS=[YR=2005] W30 S22 PTO=[YR=2006] W8 S12 E8N12$ S34 E13 FOP=[YR=2005] E3 FGR=[YR=2005] S3 E14 FGR=[YR=2005] E13 N3 FOP=[YR=2005] E3 N3 W3 S3 $ N18 W13 S21 $ N21 W14 S18 $ N3 W3 S3 $ N3 E3N15 E14 N38 $ S38 E13 S15 E3 S3 E13 N22 PTO=[YR=2006] E8 N12 W8 S12 $ N34 $.

LAND DESCRIPTION

TOTAL OB/XF 5,297

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	000800	C	MULTI-FAM	0	0006	OR	105.00	99.00	104.76	FF		1.00	1.00	1.00	500.00	500.00	52,380							

REVIEW DATE 05/05/2020 BY KBA Total Acres: 0.00 Total Land Value: 52,380 Market: 0 Agricultural: 0 Common: 52,380 PRINTED 08/02/2023 BY SYS