PT OF LOT 3
IN OR 2554/1787
SUB SEC 49 PB 2/15

TEN POINT HOLDINGS LLC
2929 EDISON AVE
JACKSONVILLE, FL 32254

2023

49-2N-25-4100-0003-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

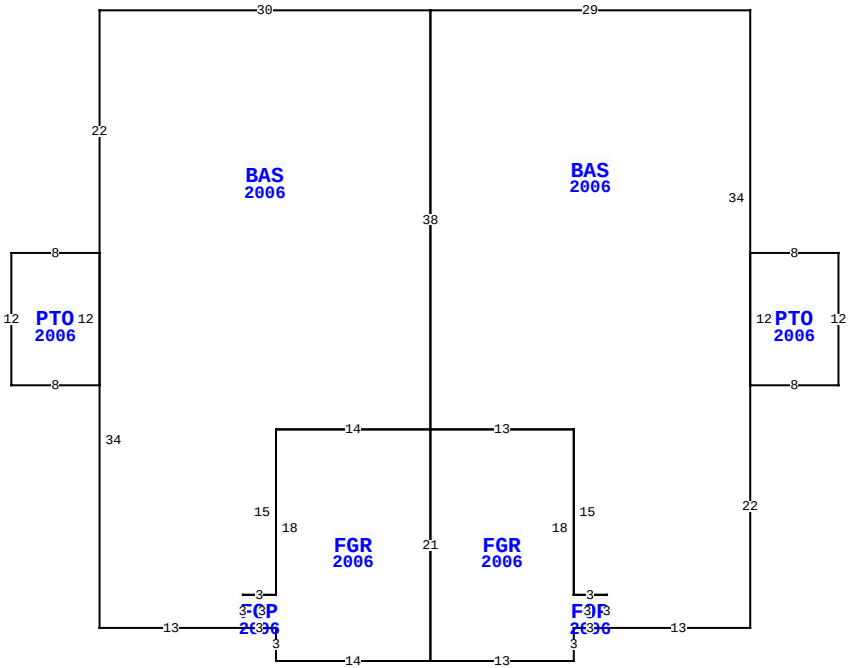
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	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	115,862
BAS	1,419	100	1,419	119,050
FGR	273	55	150	12,585
FGR	294	55	162	13,592
FOP	9	30	3	252
FOP	9	30	3	252
PTO	96	5	5	420
PTO	96	5	5	420
TOTALS	3,577		3,128	262,430

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	97.0416	115.72	361,972	2006	2006	0	0	20	7.50	72.50

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



45126 AIRSTREAM AV, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	262,430
TOTAL MARKET OB/XF VALUE	4,653
TOTAL LAND VALUE - MARKET	52,485
TOTAL MARKET VALUE	319,568
SOH/AGL Deduction	0
ASSESSED VALUE	319,568
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319,568
TOTAL JUST VALUE	319,568
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2820	NEW CONSTR	208,450	07/28/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2554/1787	4/11/2022	WD	Q	I	01	375,000

GRANTOR: HERLONG KEITH E

GRANTEE: TEN POINT HOLDINGS

BUILDING NOTES

BUILDING DIMENSIONS

BAS2006 = W29 BAS=[YR=2006] W30 S22 PTO=[YR=2006] W8 S12 E8 N12 $ S34 E13 FOP=[YR=2006] E3 FGR=[YR=2006] S3 E14 FGR=[YR=2006] E13 N3 FOP=[YR=2006] E3 N3 W3 S3 $ N18 W13 S21 $ N21 W14 S18 $ N3 W3 S3 $ N3 E3 N15 E14 N38 $ S38 E13 S15 E3 S3 E13 N22 PTO=[YR=2006] E8 N12 W8 S12 $ N34 $.

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	1,322.00	SF	4.00	4.00	100	2006	2006	3	88	4,653	

LAND DESCRIPTION

TOTAL OB/XF 4,653

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	104.97	FF		1.00	1.00	1.00	500.00	500.00	52,485							

REVIEW DATE 05/05/2020 BY KBA Total Acres: 0.00 Total Land Value: 52,485 Market: 0 Agricultural: 0 Common: 52,485 PRINTED 08/02/2023 BY SYS