IN OR 1964/1510
PARCELS 1 & 2
1983 AMBR SW/MH &

GARCIA JOSE MARIO &/REVOLORIO MARIA ELENA
5220 W BEAVER ST
JACKSONVILLE, FL 32254

2023

51-2N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

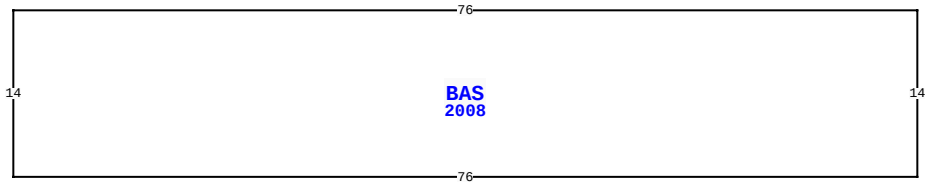
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	15,395
TOTALS	1,064		1,064	15,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	74.2000	48.23	51,317	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1064 HX Base Yr



45101 BLESSED WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	11/04/2015 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	81,040
TOTAL MARKET OB/XF VALUE	27,768
TOTAL LAND VALUE - MARKET	409,120
TOTAL MARKET VALUE	517,928
SOH/AGL Deduction	103,743
ASSESSED VALUE	414,185
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	414,185
TOTAL JUST VALUE	517,928
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	468,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992771	MH MOVE-ON	0	01/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1964/1510	1/30/2015	WD	U	I	17	230,000
GRANTOR: JUST FOR THE LOVE OF						
GRANTEE: GARCIA JOSE MARIO &						
0687/0529	8/25/1993	WD	Q	V		60,000
GRANTOR: ACHESON STEPHAN ETAL						
GRANTEE: JUST FOR THE LOVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W76 S14 E76 N14$.

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	1242	WD DECK A	0	0	8	20	160.00	SF	10.00	10.00	100	1994	1994	3	20	320	
2	0940	SHEDS/PORT	0	0	10	14	140.00	SF	13.20	13.20	100	1994	1994	3	20	370	
5	0752	USP	0	0	20	25	500.00	SF	15.00	15.00	100	1994	1994	3	23	1,725	
8	0510	GARAGE WD-	0	0	32	24	672.00	SF	17.50	17.50	100	2001	2001	3	30	3,528	
9	0681	POLE SHED	0	0	18	22	160.00	SF	15.00	15.00	100	1996	1996	3	25	600	
10	0681	POLE SHED	0	0	18	32	280.00	SF	15.00	15.00	100	1996	1996	3	25	1,050	
11	0681	POLE SHED	0	0	40	45	800.00	SF	15.00	15.00	100	1996	1996	3	25	3,000	
12	1242	WD DECK A	0	0	6	25	150.00	SF	10.00	10.00	100	2004	2004	3	24	360	
13	0510	GARAGE WD-	0	0	16	20	320.00	SF	35.00	35.00	100	2004	2004	3	40	4,480	
14	0681	POLE SHED	0	0	30	30	900.00	SF	15.00	15.00	100	2012	2012	3	71	9,585	

TOTAL OB/XF 25,018

LAND DESCRIPTION

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	0004	CI	0.00	0.00	774,060.00	SF		1.00	1.00	0.25	2.00	0.50	387,030							
2	009630	C	SWAMP	0		CI	0.00	0.00	44.18	AC		1.00	1.00	1.00	500.00	500.00	22,090							

REVIEW DATE 06/11/2020 BY KBA Total Acres: 44.18 Total Land Value: 409,120 Market: 0 Agricultural: 0 Common: 409,120 PRINTED 08/02/2023 BY SYS

IN OR 1964/1510
PARCELS 1 & 2
1983 AMBR SW/MH &

GARCIA JOSE MARIO &/REVOLORIO MARIA ELENA
5220 W BEAVER ST
JACKSONVILLE, FL 32254

2023

51-2N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

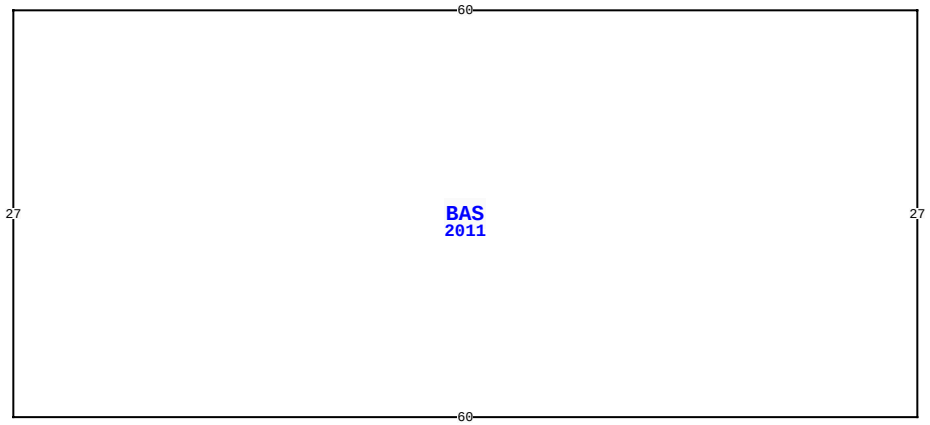
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	65,645
TOTALS	1,620		1,620	65,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	125.8400	88.09	142,706	1994	1999	0	0	0	54.00	46.00

2 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr



45101 BLESSED WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	11/04/2015 MF
INC DATE		AG DATE	

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
15	0810	CONCRETE A	0	0	0	0	450.00	SF	6.50	6.50	100	2012	2012	3	94	2,750	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	81,040
TOTAL MARKET OB/XF VALUE	27,768
TOTAL LAND VALUE - MARKET	409,120
TOTAL MARKET VALUE	517,928
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ASSESSED VALUE	414,185
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	414,185
TOTAL JUST VALUE	517,928
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	468,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1964/1510	1/30/2015	WD	U	I	17	230,000
GRANTOR: JUST FOR THE LOVE OF						
GRANTEE: GARCIA JOSE MARIO &						
0687/0529	8/25/1993	WD	Q	V		60,000
GRANTOR: ACHESON STEPHAN ETAL						
GRANTEE: JUST FOR THE LOVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 2,750

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 06/11/2020 BY KBA Total Acres: 44.18 Total Land Value: 409,120 Market: 0 Agricultural: 0 Common: 409,120 PRINTED 08/02/2023 BY SYS