LOT 1
IN OR 1134/1604
GARDEN POINT UNIT 2 PB 6/151

HESTER FREDDIE G
10948 KEY HAVEN BLVD
JACKSONVILLE, FL 32218

2024

03-1N-25-0621-0001-0000

BUILDING CHARACTERISTICS

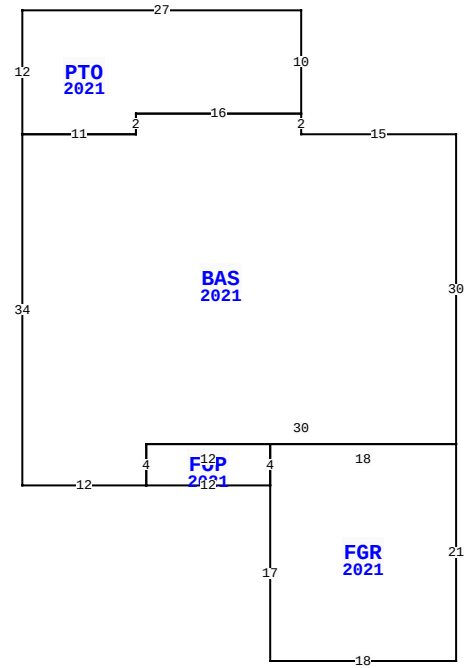
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,340	100	1,340	194,204
FGR	378	55	208	30,145
FOP	48	30	14	2,029
PTO	292	5	15	2,174
TOTALS	2,058		1,577	228,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,577	116.5860	145.73	229,816	2021	2021	0	0	0	0.55	99.45

1 SNGL FAM – 0% - 0 Heated Area: 1340 HX Base Yr



54142 HUCKLEBERRY LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	260,634
TOTAL MARKET OB/XF VALUE	4,091
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	334,725
SOH/AGL Deduction	53,896
ASSESSED VALUE	280,829
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,829
TOTAL JUST VALUE	334,725
NCON VALUE	32,082
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013732	GARAGE	49,000	10/07/2021
21001548	CO ISSUED	0	09/28/2021
21001548	NEW CONSTR	185,432	02/10/2021
MH003097	MH MOVE-ON	0	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1134/1604	5/05/2003	WD	U	V	10	100
GRANTOR: CRAVEY JAMES J & BREN						
GRANTEE: HESTER FREDDIE G						
0885/1937	6/07/1999	AD	Q	V		30,000
GRANTOR: CRAVEY JAMES J & BREN						
GRANTEE: HESTER FREDDIE G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 N2 PTO=[YR=2021] N10 W27 S12 E11 N2 E16$ W16 S2 W11 S34 E12 FOP=[YR=2021] E12 FGR=[YR=2021] S17 E18 N21 W18 S4$ N4 W12 S4$ N4 E30 N30$.

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	1,033.00	SF	4.00	4.00	100	2021	2021	3	99	4,091	

LAND DESCRIPTION

TOTAL OB/XF 4,091

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		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 11/23/2021 BY KB Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05

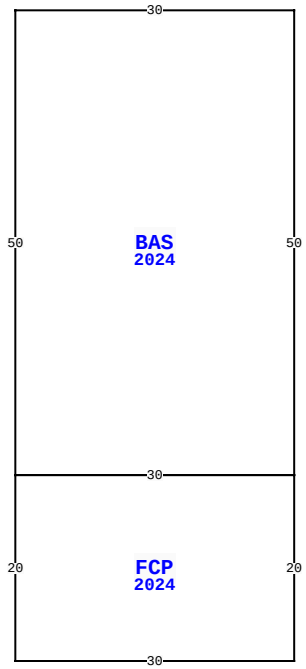
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	29,165
FCP	600	25	150	2,917
TOTALS	2,100		1,650	32,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,650	56.1000	19.64	32,406	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 0% - 2022 Heated Area: 1500 HX Base Yr



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0885/1937	6/07/1999	AD	Q	V		30,000
GRANTOR: CRAVEY JAMES J & BREN						
GRANTEE: HESTER FREDDIE G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,-10] E30 S50 W30 N50 $
FCP=[YR=2024;ORIG=50,40] E30 S20 W30 N20 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/23/2021 BY KB Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS