

TEN POINT HOLDINGS
2929 EDISON AVE
JACKSONVILLE, FL 32254

10-1N-25-0000-0007-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	6		
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												STANDARD				
Exterior Wall	26	AL SIDING	100	0820	02	1,152	93.0000	65.10	74,995	1975	1985	0	0	0	70.00	30.00	VALUATION BY												STANDARD				
Roof Structur	03	GABLE/HIP	100	3 M/H 93- - 0% - 2024												Heated Area: 1152												HX Base Yr					
Roof Cover	01	MINIMUM	100	48 24 48 24 BAS 2010																													
Interior Wall	04	PLYWOOD	100																														
Interior Floo	08	SHT VINYL	100																														
Air Condition	01	NONE	100																														
Heating Type	01	NONE	100																														
Bedrooms		3	100																														
Bathrooms		2	100																														
Frame	02	WOOD FRAME	100																														
Stories	0	0	100																														
Units		0	100																														
Quality		03	Quality Level 03																														
DOR CODE		0200	MOBILE HOME																														
MAP NUM			MKT AREA				08																										
NEIGHBORHOOD/LOC		8028.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,152	100	1,152	22,499																													
TOTALS		1,152		1,152	22,498																												
EXTRA FEATURES										54093 EXPLORER TR, CALLAHAN										BLD DATE				LGL DATE									
																				XF DATE				LAND DATE									
																				INC DATE				AG DATE									
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																	
1	0810	CONCRETE A	0	0	32	15		480.00	SF	6.50		6.50	100	1995	1995	3	70	2,184															
2	0936	SEPTC TANK	1	0	0	0		1.00	UT	6,000.00		6,000.00	100	2024	1974		100	6,000															
3	0937	WELL	1	0	0	0		1.00	UT	6,000.00		6,000.00	100	2024	1974		100	6,000															
4	0936	SEPTC TANK	1	0	0	0		1.00	UT	6,000.00		6,000.00	100	2024	1972		100	6,000															