LOT 5 (EX N1/2 OF 5)
IN OR 2664/1724
ESMT OR 561/1245

TEN POINT HOLDINGS LLC
2929 EDISON AVE
JACKSONVILLE, FL 32254

2024

34-4N-23-2020-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

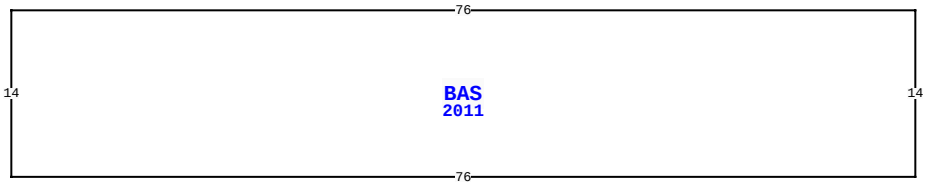
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	10,823
TOTALS	1,064		1,064	10,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,064	72.6600	50.86	54,115	1985	1985	0	0	20	70.00	20.00

3 M/H 93- – 0% - 2024 Heated Area: 1064 HX Base Yr



17062 BARNARD LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	10,823
TOTAL MARKET OB/XF VALUE	18,000
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	123,823
SOH/AGL Deduction	0
ASSESSED VALUE	123,823
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,823
TOTAL JUST VALUE	123,823
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7661	MH MOVE-ON	15,000	01/26/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2664/1724	8/17/2023	WD	Q	I	01	136,000
GRANTOR: HARRIS WADE LEON & TH						
GRANTEE: TEN POINT HOLDINGS						
2604/1035	11/21/2022	WD	U	I	37	58,000
GRANTOR: BARNARD GERALD JR & S						
GRANTEE: HARRIS WADE LEON &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] 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
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1985		100	6,000	
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1985		100	6,000	
6	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1985		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 18,000

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	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							

REVIEW DATE 03/15/2024 BY WWA Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS