

LHM CALLAHAN LLC
8405 PAPELON WAY
JACKSONVILLE, FL 32217

37-1N-25-2940-0001-0020

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 90

Interior Floo08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms23100

Bathrooms22100

Frame02WOOD FRAME 100

Stories Units1.1.100
0100

Quality01Quality Level 01

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8026.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,5121001,51213,693

TOTALS1,5121,51213,693

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPTH FACTYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

21242WD DECK A001016160.00SF10.0010.0010020012001320

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSEUNIT TYPED TDPPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES0OR0.000.002.39AC1.001.001.0035,000.0035,000.0083,650

REVIEW DATE01/06/2023BYKWA

Total Acres: 2.39Total Land Value: 83,650Market: 0Agricultural: 0Common: 83,650PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

0820021,512

TOT ADJ PTS64.6800

EFF. BASE RATE45.28

REPL. COST NEW68,463

AYB1988

EYB1988

ECON0

FUNCT0

AP10

NORM70.00

% COND20.00

Heated Area: 1512HX Base Yr

BAS2001

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE13,693

TOTAL MARKET OB/XF VALUE320

TOTAL LAND VALUE - MARKET83,650

TOTAL MARKET VALUE97,663

SOH/AGL Deduction13,272

ASSESSED VALUE84,391

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE84,391

TOTAL JUST VALUE97,663

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE96,863

AP% + CODE 01 DUE TO CONDTN: 9/2023KW

1988 SUMM SW

DW/ MH ID: H71551GL & H71551GR

PERMIT NUMDESCRIPTIONAMTISSUED

MH003349MH MOVE-ON012/01/2000

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2318/064211/08/2019WDQI0150,000

GRANTOR: WINDCHIME HOLDINGS LL

GRANTEE: LHM CALLAHAN LLC

1629/19426/30/2009WDUII30100

GRANTOR: OVERBY JOE

GRANTEE: WINDCHIME HOLDINGS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W56 S27 E56 N27 \$.