

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

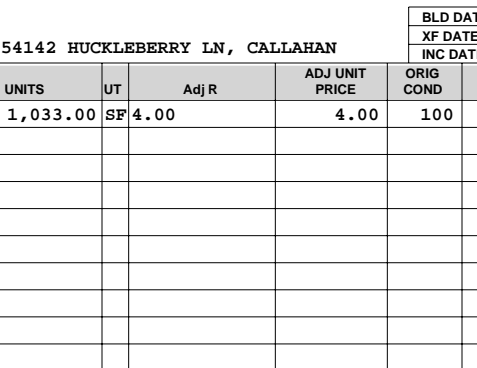
HESTER FREDDIE G  
10948 KEY HAVEN BLVD  
JACKSONVILLE, FL 32218

2025

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

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 70
Interior Floor	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

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	153.89	242,685	2021	2021	0	0	1.05	98.95	
1 SNGL FAM - 0% - 0 Heated Area: 1340 HX Base Yr												



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,340	100	2021	1,340	204,048
FGR	378	55	2021	208	31,673
FOP	48	30	2021	14	2,131
PTO	292	5	2021	15	2,284
TOTALS	2,058			1,577	240,137

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
1	0812	CONCRETE C	0	0	0	0		4.00	100	2021	2021	3 99	4,091	

54142 HUCKLEBERRY LN, CALLAHAN				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	05/09/2025
				INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			PAGE 1 of 2	6
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE				274,048
TOTAL MARKET OB/XF VALUE				4,091
TOTAL LAND VALUE - MARKET				70,000
TOTAL MARKET VALUE				348,139
SOH/AGL Deduction				39,227
ASSESSED VALUE				308,912
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				308,912
TOTAL JUST VALUE				348,139
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				334,725

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\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	RES	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000								

