PT SEC 16-1N-25E
ON OR 2562/778

FRIDAY JAMES A JR L/E/
2340 HENDRICK AVE
JACKSONVILLE, FL 32207

2025

16-1N-25-0000-0001-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	01	Quality Level 01

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 08

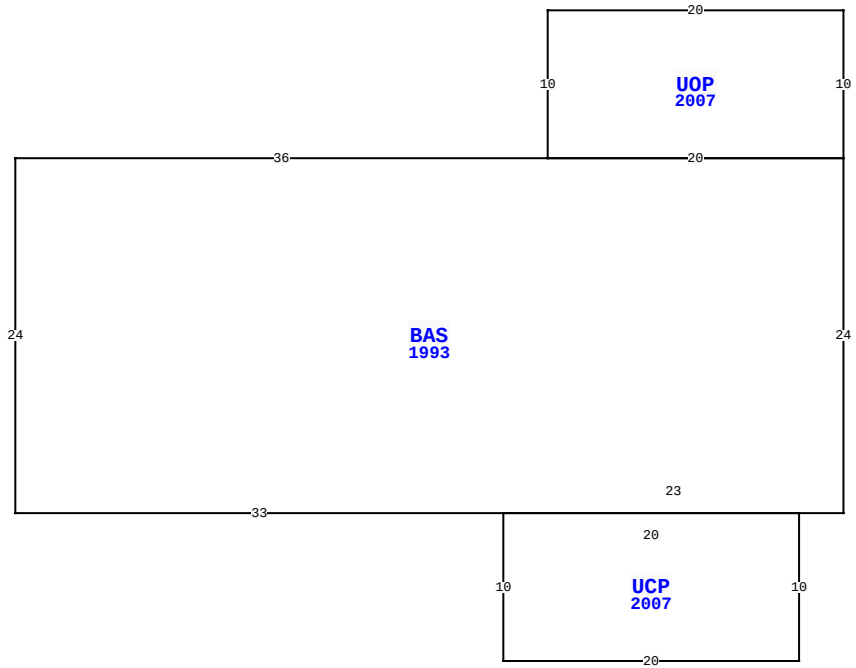
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	15,789
UCP	200	20	2007	40	470
UOP	200	25	2007	50	587
TOTALS	1,744			1,434	16,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,434	48.9500	39.16	56,155	1972	1972	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1344 HX Base Yr



54492 HURST RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	106,591
TOTAL MARKET OB/XF VALUE	4,311
TOTAL LAND VALUE - MARKET	111,000
TOTAL MARKET VALUE	221,902
SOH/AGL Deduction	37,601
ASSESSED VALUE	184,301
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	184,301
TOTAL JUST VALUE	221,902
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5134	MH MOVE-ON	0	11/01/2008
MH5134	CO ISSUED	0	10/31/2008
E21322	CHNGE SRVC	0	10/01/2008
M14197	H/AC	0	10/01/2008
P13508	NEW CONSTR	0	10/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2562/0778	5/11/2022	QC	U	I	11	100
GRANTOR: FRIDAY JAMES A JR						
GRANTEE: FRIDAY JAMES A JR L						
1740/0702	5/26/2011	QC	U	I	11	100
GRANTOR: FRIDAY EULA M						
GRANTEE: FRIDAY JAMES A JR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2007] W20 S10 BAS=[YR=1993] W36 S24 E33 UCP=[YR=2007] S10 E20 N10 W20$ E23 N24 W20$ E20 N10$.

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	0940	SHEDS/PORT	0	0	18	12	216.00	SF	18.30	18.30	100	1985	1985	3	20	791	
2	0812	CONCRETE C	0	0	0	0	1,544.00	SF	4.00	4.00	100	1990	1990	3	57	3,520	

LAND DESCRIPTION

TOTAL OB/XF 4,311

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	000100	C	RES	0		OR	0.00	0.00	3.70	AC		1.00	1.00	1.00	30,000.00	30,000.00	111,000							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 3.70 Total Land Value: 111,000 Market: 0 Agricultural: 0 Common: 111,000 PRINTED 07/30/2025 BY SYS

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JACKSONVILLE, FL 32207

2025

16-1N-25-0000-0001-0160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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
Quality	03	Quality Level 03

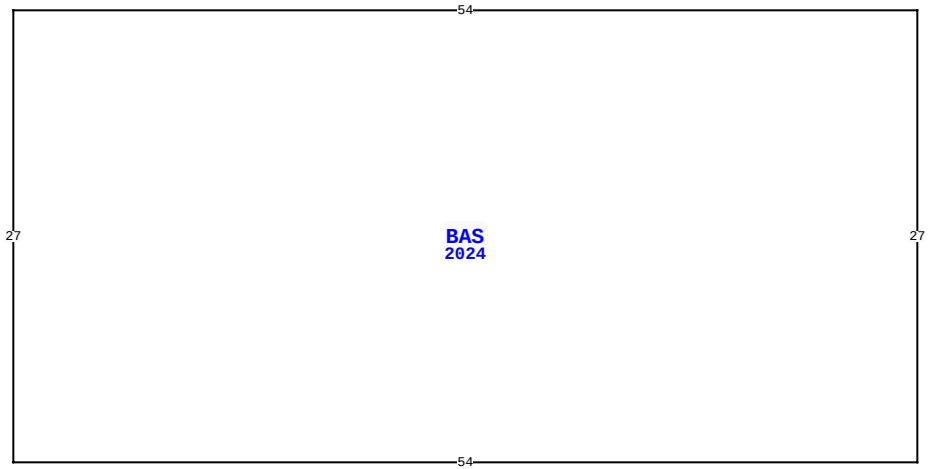
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,458	100	2024	1,458	89,745
TOTALS	1,458			1,458	89,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,458	116.8000	99.28	144,750	2009	2009	0	0	0	38.00	62.00

2 M/H 94+ – 0% - 2024 Heated Area: 1458 HX Base Yr



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GRANTOR: FRIDAY JAMES A JR						
GRANTEE: FRIDAY JAMES A JR L						
1740/0702	5/26/2011	QC	U	I	11	100
GRANTOR: FRIDAY EULA M						
GRANTEE: FRIDAY JAMES A JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E54 S27 W54 N27 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/20/2024 BY TWA Total Acres: 3.70 Total Land Value: 111,000 Market: 0 Agricultural: 0 Common: 111,000 PRINTED 07/30/2025 BY SYS