PT OF GOVT LOTS 4 & 5
IN OR 2785/1143 EX 5-8
ESMT IN OR 409/25

TEN POINT HOLDINGS
56562 GRIFFIN RD
CALLAHAN, FL 32011

2025

27-2N-25-0000-0005-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

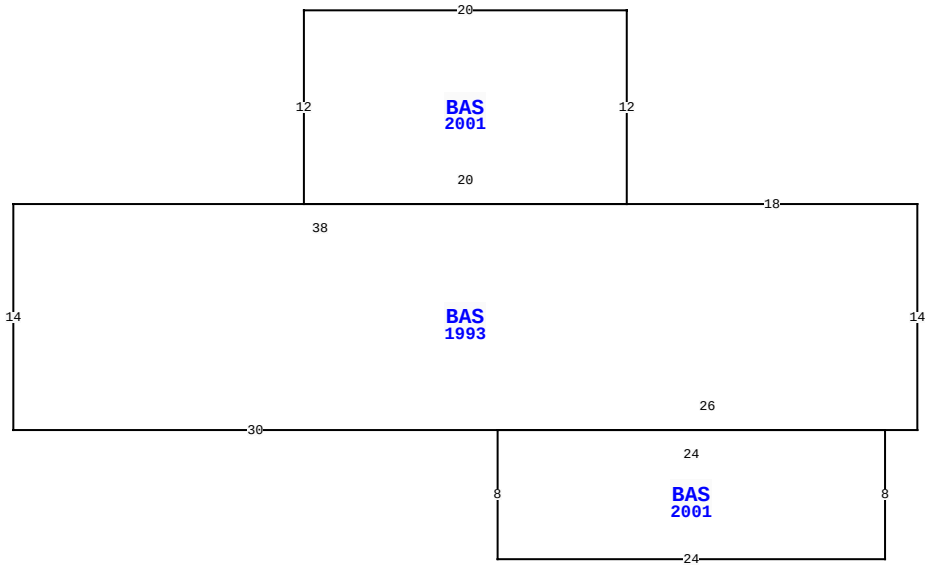
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
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	784	100	1993	784	20,133
BAS	192	100	2001	192	4,931
BAS	240	100	2001	240	6,163
TOTALS	1,216			1,216	31,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,216	107.0000	85.60	104,090	1988	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2011 Heated Area: 1216 HX Base Yr 2011



54388 MARSH 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		43,819
TOTAL MARKET OB/XF VALUE		8,298
TOTAL LAND VALUE - MARKET		100,800
TOTAL MARKET VALUE		152,917
SOH/AGL Deduction		87,409
ASSESSED VALUE		65,508
TOTAL EXEMPTION VALUE	HX HB	27,661
BASE TAXABLE VALUE		37,847
TOTAL JUST VALUE		152,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3060	MH MOVE-ON	0	05/01/1998
9154	MH MOVE-ON	7,500	12/16/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2790/415	5/27/2025	SW	U	I	11	100
GRANTOR: TEN POINT HOLDINGS						
GRANTEE: TEN POINT HOLDINGS						
2785/1143	5/05/2025	CT	U	I	18	111,600
GRANTOR: CLERK OF COURT						
GRANTEE: TEN POINT HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 BAS=[YR=2001] N12 W20 S12 E20$ W38 S14 E30
BAS=[YR=2001] S8 E24 N8 W24$ E26 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
1	0751	UOP	0	100	17	9	153.00	SF	10.00	10.00	100	1985	1985	3	20	306	
2	0940	SHEDS/PORT	0	100	14	10	140.00	SF	30.00	30.00	100	1984	1984	3	20	840	
3	0681	POLE SHED	0	0	15	11	165.00	SF	15.00	15.00	100	1992	1992	3	20	495	
4	0753	UEP	0	0	30	10	300.00	SF	22.00	22.00	100	1980	1980	3	20	1,320	
5	0756	FEP	0	100	14	6	84.00	SF	27.00	27.00	100	1994	1994	3	20	454	
6	0510	GARAGE WD-	0	100	20	20	400.00	SF	19.60	19.60	100	1994	1994	3	20	1,568	
7	0350	CARPORT WD	0	100	20	8	160.00	SF	13.00	13.00	100	1994	1994	3	20	416	
8	0350	CARPORT WD	0	100	20	20	400.00	SF	9.36	9.36	100	1994	1994	3	20	749	
9	1242	WD DECK A	0	0	11	7	77.00	SF	10.00	10.00	100	1985	1985	3	20	154	
10	0940	SHEDS/PORT	0	0	14	10	140.00	SF	18.00	18.00	100	1994	1994	3	20	504	

TOTAL OB/XF 6,806

LAND DESCRIPTION

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	100		OR	0.00	0.00	2.88	AC		1.00	1.00	1.00	35,000.00	35,000.00	100,800							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.88 Total Land Value: 100,800 Market: 0 Agricultural: 0 Common: 100,800 PRINTED 07/30/2025 BY SYS

PT OF GOVT LOTS 4 & 5
IN OR 2785/1143 EX 5-8
ESMT IN OR 409/25

TEN POINT HOLDINGS
56562 GRIFFIN RD
CALLAHAN, FL 32011

2025

27-2N-25-0000-0005-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

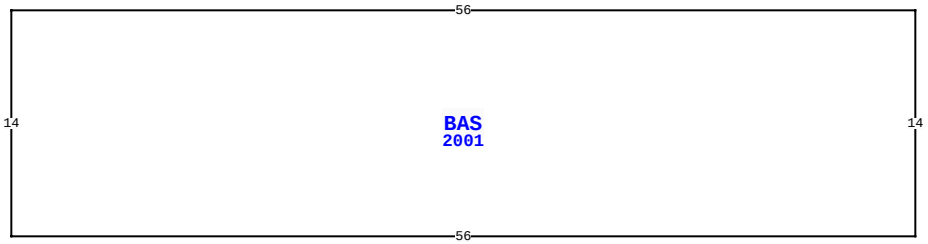
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	2001	784	12,593
TOTALS	784			784	12,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	66.9200	53.54	41,975	1982	1982	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2011 Heated Area: 784 HX Base Yr 2011



54388 MARSH 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		43,819
TOTAL MARKET OB/XF VALUE		8,298
TOTAL LAND VALUE - MARKET		100,800
TOTAL MARKET VALUE		152,917
SOH/AGL Deduction		87,409
ASSESSED VALUE		65,508
TOTAL EXEMPTION VALUE	HX HB	27,661
BASE TAXABLE VALUE		37,847
TOTAL JUST VALUE		152,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2790/415	5/27/2025	SW	U	I	11	100
GRANTOR: TEN POINT HOLDINGS						
GRANTEE: TEN POINT HOLDINGS						
2785/1143	5/05/2025	CT	U	I	18	111,600
GRANTOR: CLERK OF COURT						
GRANTEE: TEN POINT HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W56 S14 E56 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
11	0351	CARPORT MT	0	0	20	18	360.00	SF	3.50	3.50	100	1998	1998	3	20	252	
12	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240	

LAND DESCRIPTION

TOTAL OB/XF 1,492

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

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.88 Total Land Value: 100,800 Market: 0 Agricultural: 0 Common: 100,800 PRINTED 07/30/2025 BY SYS