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

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

17062 BARNARD LN, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	30,000
TOTAL LAND VALUE - MARKET	97,500
TOTAL MARKET VALUE	127,500
SOH/AGL Deduction	0
ASSESSED VALUE	127,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	127,500
TOTAL JUST VALUE	127,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250005762	CO ISSUED		05/29/2025
250005701	CO ISSUED		05/28/2025
MH250002788	REPLACEMENT SW MO	0	03/19/2025
MH250002786	REPLACEMENT SW MO	0	03/19/2025
MH250002790	REPLACEMENT MH SI	0	03/19/2025
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

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1985		100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1985		100	6,000	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1985		100	6,000	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	1985		100	6,000	
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	1985		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 30,000

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	000100	C	RES	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 06/11/2025 BY WW Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS