

LHM CALLAHAN LLC
8405 PAPELON WAY
JACKSONVILLE, FL 32217

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

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 9008SHT VINYL 10003CENTRAL 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1001. 1. 1000 100Quality01Quality Level 01DOR CODE0200MOBILE HOMEMAP NUMMKT AREA08NEIGHBORHOOD/LOC8026.00AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,51210020011,51215,646

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTFEFF. BASE RATEREPL. COST NEWAYBEYBECONECONFNCTAPNORM% COND0820021,51264.680051.7478,23119881988001070.0020.00Heated Area: 1512HX Base YrBAS2001

NASSAU COUNTY PROPERTY

VALUATION BYSTANDARDTax Group: 6Tax Dist:BUILDING MARKET VALUE15,646TOTAL MARKET OB/XF VALUE320TOTAL LAND VALUE - MARKET83,650TOTAL MARKET VALUE99,616SOH/AGL Deduction6,786ASSESSED VALUE92,830TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE92,830TOTAL JUST VALUE99,616NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE97,663AP% + CODE 01 DUE TO CONDTN: 9/2023KW1988 SUMM SWDW/ MH ID: H71551GL & H71551GRPERMIT NUMDESCRIPTIONAMTISSUEDMH003349MH MOVE-ON012/01/2000SALES DATAOFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CDPRICE SALE2318/064211/08/2019WDQI0150,000GRANTOR: WINDCHIME HOLDINGS LLGRANTEE: LHM CALLAHAN LLC1629/19426/30/2009WDUI30100GRANTOR: OVERBY JOEGRANTEE: WINDCHIME HOLDINGSBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2001] W56 S27 E56 N27 \$.

EXTRA FEATURES

LNOB/XFCODEDESCRIPTIONBLDCAPLWUNITSSFUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES11242WD DECK A001016160.00SF10.0010.0010020012001320320

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CRES0OR0.000.002.39AC1.001.001.0035,000.0035,000.0083,650

REVIEW DATE01/06/2023BYKWA

Total Acres: 2.39Total Land Value: 83,650Market: 0Agricultural: 0Common: 83,650PRINTED 07/30/2025 BY SYS