

TEN POINT HOLDINGS LLC
2929 EDISON AVE
JACKSONVILLE, FL 32254

37-1N-25-2940-0006-0030

[illegible]

TEN POINT HOLDINGS LLC
2929 EDISON AVE
JACKSONVILLE, FL 32254

2025

37-1N-25-2940-0006-0030

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

03

Roof Structure

01

Roof Cover

05

Interior Wall

08

Interior Floo

02

Air Condition

03

Heating Type

03

Bedrooms

3

Bedrooms

2

Frame

02

Stories

1.

Units

0

Quality

03

DOR CODE

0200

MAP NUM

MKT AREA

NEIGHBORHOOD/LOC

8026.00

TOTALS

894

EXTRA FEATURES

L N

LAND DESCRIPTION

L N

REVIEW DATE

12/10/2024

CONSTRUCTION

26

AL SIDING 100

03

GABLE/HIP 100

01

MINIMUM 100

05

DRYWALL 100

08

SHT VINYL 100

02

WINDOW 100

03

FORCED AIR 100

3

100

2

100

02

WOOD FRAME 100

1.

1. 100

0

100

03

Quality Level 03

0200

MOBILE HOME

MKT AREA

08

8026.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

874

100

2023

874

20,347

20

25

2023

5

116

894

EXTRA FEATURES

54155 PAULAS CT, CALLAHAN

BLD DATE

XF DATE

INC DATE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OB/XF MKT VALUE

NOTES

LAND DESCRIPTION

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

Total Acres: 7.14

Total Land Value: 139,230

Market: 0

Agricultural: 0

Common: 139,230

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0820

02

879

97.0000

77.60

68,210

1984

1984

0

0

0

70.00

30.00

Heated Area: 874

HX Base Yr

BAS
2023

UOP
2023

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU

V I

RSN CD

SALE PRICE

2623/1401

3/03/2023

WD Q

I

03

200,000

GRANTOR: DRURY PAULA LOUISE CO

GRANTEE: TEN POINT HOLDINGS

0568/0736

4/26/1989

WD Q

I

01

100

GRANTOR: COOPER LUTHER & P L

GRANTEE: COOPER PAULA LOUISE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=30,10]

E62 S4 D3R2 D3L2 S4 W11 W5 W46 N14 \$

UOP=[YR=2023;ORIG=76,24]

E5 S4 W5 N4 \$

PT OF LOT 6 IN OR 2623/1401 &
ESMTS OR 460/5 & OR 655/609
FLA LAND SYNDICATE PBK 0/42

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 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			
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	840	100	2024	840	81,289
TOTALS	840			840	81,289

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	840	115.0000	97.75	82,110	2023	2023	0	0	1.00	99.00
4 M/H 94+ - 0% - 2024				Heated Area: 840				HX Base Yr			
BAS 2024											