

**TEN POINT HOLDINGS**  
2929 EDISON AVENUE  
JACKSONVILLE, FL 32254

**42-2N-25-0000-0017-0000**

[illegible]

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BUILDING CHARACTERISTICS

ELEMENTCD  
Exterior Wall Roof Structur03 VINYL 100 GABLE/HIP 100  
Roof Cover03 COMP SHNGL 100  
Interior Wall05 DRYWALL 100  
Interior Floo14 CARPET 70  
Interior Floo13 LVT/LAMNT 30  
Air Condition03 CENTRAL 100  
Heating Type04 AIR DUCTED 100  
  
Bedrooms Bathrooms Frame  
Stories Units1.  
Units1.  
Quality03 Quality Level 03  
DOR CODE0800MULTI-FAMILY  
MAP NUMMKT AREA08  
NEIGHBORHOOD/LOC8026.00  
BAS858100202485884,764  
TOTALS858100202485884,764

MULTI-FAMILY

TOTALS858100202485884,764

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

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

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND  
0800 02 858 117.4000 99.79 85,620 2023 2023 0 0 1.00 99.00

7 M/H 94+ - 0% - 2024 Heated Area: 858 HX Base Yr BAS 2024

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

TOTAL OB/XF0

NASSAU COUNTY PROPERTY

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VALUATION BY STANDARD Tax Group: 6 Tax Dist:  
BUILDING MARKET VALUE 671,191  
TOTAL MARKET OB/XF VALUE 663  
TOTAL LAND VALUE - MARKET 102,900  
TOTAL MARKET VALUE 774,754  
SOH/AGL Deduction 0  
ASSESSED VALUE 774,754  
TOTAL EXEMPTION VALUE 0  
BASE TAXABLE VALUE 774,754  
TOTAL JUST VALUE 774,754  
NCON VALUE 0  
INCOME VALUE PREVIOUS YEAR MKT VALUE 722,559

SUBAREA MARKET VALUE 84,764

SALES DATA OFF RECORD Number DATE TYPE INST QUANTITY VOLUME RSN CD SALE PRICE  
2585/0494 8/18/2022 WD Q I 01 550,000  
GRANTOR: ZWEIFEL ERNEST N SR T GRANTEE: TEN POINT HOLDINGS  
2490/0425 8/23/2021 WD U I 11 100  
GRANTOR: ZWEIFEL ERNEST N SR GRANTEE: ZWEIFEL ERNEST N SR

BUILDING NOTES

BUILDING DIMENSIONS BAS=[YR=2024;ORIG=20,10] E66 S13 W66 N13 \$ .

REVIEW DATE 06/26/2025 BY TWX Total Acres: 2.94 Total Land Value: 102,900 Market: 0 Agricultural: 0 Common: 102,900 PRINTED 07/30/2025 BY SYS

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