

IN OR 1964/1510
PARCELS 1 & 2
1983 AMBR SW/MH &

GARCIA JOSE MARIO &/REVOLORIO MARIA ELENA
5220 W BEAVER ST
JACKSONVILLE, FL 32254

2025

51-2N-25-0000-0001-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 1												
Exterior Wall	26	AL SIDING 100	0820	02	1,064	74.2000	59.36	63,159	1983	1983	0	0	0	70.00	30.00	VALUATION SUMMARY											
Roof Structur	02	SHED 100	1 M/H 93- - 0% - 0													Heated Area: 1064 HX Base Yr											
Roof Cover	01	MINIMUM 100	147614 BAS 2008																								
Interior Wall	04	PLYWOOD 100																									
Interior Floop	14	CARPET 100																									
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 100																									
Bedrooms		3 100																									
Bathrooms		2 100																									
Frame	02	WOOD FRAME 100																									
Stories	0	0 100																									
Units		0 100																									
Quality			02	Quality Level 02																							
DOR CODE			0200MOBILE HOME																								
MAP NUM			MKT AREA												07												
NEIGHBORHOOD/LOC			1290.100																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	1,064	100	2008	1,064	18,948																						
TOTALS			1,064			1,064	18,948																				
EXTRA FEATURES			45101 BLESSED WAY, CALLAHAN																								
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										
1	1242	WD DECK A	0	0	8	20	160.00	SF	10.00	10.00	100	1994	1994	3	20	320											
2	0940	SHEDS/PORT	0	0	10	14	140.00	SF	13.20	13.20	100	1994	1994	3	20	370											
3	0752	USP	0	0	20	25	500.00	SF	15.00	15.00	100	1994	1994	3	20	1,500											
4	0510	GARAGE WD-	0	0	32	24	672.00	SF	17.50	17.50	100	2001	2001	3	28	3,293											
5	0681	POLE SHED	0	0	18	22	160.00	SF	15.00	15.00	100	1996	1996	3	23	552											
6	0681	POLE SHED	0	0	18	32	280.00	SF	15.00	15.00	100	1996	1996	3	23	966											
7	0681	POLE SHED	0	0	40	45	800.00	SF	15.00	15.00	100	1996	1996	3	23	2,760											
8	1242	WD DECK A	0	0	6	25	150.00	SF	10.00	10.00	100	2004	2004	3	21	315											
9	0510	GARAGE WD-	0	0	16	20	320.00	SF	35.00	35.00	100	2004	2004	3	32	3,584											
10	0681	POLE SHED	0	0	30	30	900.00	SF	15.00	15.00	100	2012	2012	3	64	8,640											
LAND DESCRIPTION			TOTAL OB/XF													22,300											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0004	INTNS	0.00	0.00	774,060.00	SF		1.00	1.00	0.25	5.00	1.25	967,575										
2	009630	C	SWAMP	0		INTNS	0.00	0.00	44.18	AC		1.00	1.00	1.00	500.00	500.00	22,090										
REVIEW DATE 06/11/2020 BY KBA Total Acres: 44.18 Total Land Value: 989,665 Market: 0 Agricultural: 0 Common: 989,665 PRINTED 07/30/2025 BY SYS																											

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2025

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07

NEIGHBORHOOD/LOC 1290.100					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2011	1,620	72,776
TOTALS	1,620			1,620	72,776

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
11	0810	CONCRETE A	0	0	0	0	450.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,620	125.8400	106.96	173,275	1994	1999	0	0	58.00	42.00
2 M/H 94+ - 0% - 0											
Heated Area: 1620 HX Base Yr											
27 60 27 60											
BAS 2011											
45101 BLESSED WAY, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/13/2025 DC											

UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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NASSAU COUNTY PROPERTY		PAGE 2 of 2	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		91,724	
TOTAL MARKET OB/XF VALUE		24,991	
TOTAL LAND VALUE - MARKET		989,665	
TOTAL MARKET VALUE		1,106,380	
SOH/AGL Deduction		605,217	
ASSESSED VALUE		501,163	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		501,163	
TOTAL JUST VALUE		1,106,380	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		519,299	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1964/1510	1/30/2015	WD	U	I	17	230,000
GRANTOR: JUST FOR THE LOVE OF						
GRANTEE: GARCIA JOSE MARIO &						
0687/0529	8/25/1993	WD	Q	V		60,000
GRANTOR: ACHESON STEPHAN ETAL						
GRANTEE: JUST FOR THE LOVE						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2011] W60 S27 E60 N27\$.														