IN OR 2343/1301
EX 53-2 & 53-5

PAXON PROFESSIONAL CENTER LLC
757 N EDGEWOOD AVE
JACKSONVILLE, FL 32254

2026

29-2N-25-0000-0053-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

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

US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,440
TOTAL MARKET VALUE	60,440
SOH/AGL Deduction	33,215
ASSESSED VALUE	27,225
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,225
TOTAL JUST VALUE	60,440
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2343/1301	2/28/2020	WD	U	V	30	100
GRANTOR: NASSAU INVESTMENTS						
GRANTEE: PAXON PROFESSIONAL						
0147/0642	1/01/1973	MS	U	I		24,600
GRANTOR:						
GRANTEE:						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	0		CH	0.00	0.00	32,670.00	SF		1.00	1.00	0.20	9.25	1.85	60,440							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 0.75 Total Land Value: 60,440 Market: 0 Agricultural: 0 Common: 60,440 PRINTED 07/09/2026 BY SYS