LOT 5 (EX N1/2 OF 5)
IN OR 2664/1724
ESMT OR 561/1245 & OR 2766/1153

TEN POINT HOLDINGS LLC
2929 EDISON AVE
JACKSONVILLE, FL 32254

**2026**

**34-4N-23-2020-0005-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 60 |
| Interior Floo | 14 | CARPET 40 |
| 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 | 04 | Quality Level 04 |

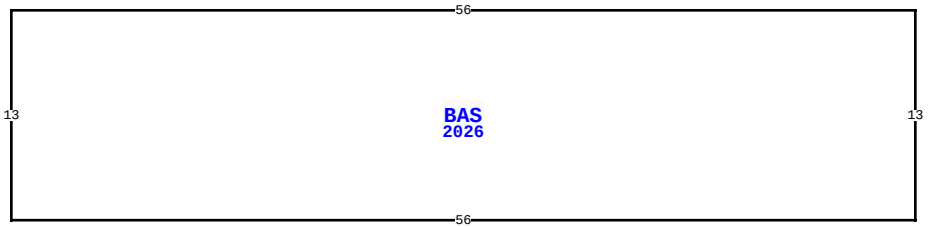
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 728 | 100 | 2026 | 728 | 81,766 |
| TOTALS | 728 | | | 728 | 81,766 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 728 | 126.0600 | 113.45 | 82,592 | 2024 | 2024 | 0 | 0 | 0 | 1.00 | 99.00 |

1 M/H 94+ 0% - 2026 Heated Area: 728 HX Base Yr




17062 BARNARD LN, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 245,298 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 105,000 |
| TOTAL MARKET VALUE | 350,298 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 350,298 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 350,298 |
| TOTAL JUST VALUE | 350,298 |
| NCON VALUE | 245,298 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 127,500 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO250008343 | CO ISSUED | | 07/29/2025 |
| CO250005762 | CO ISSUED | | 05/29/2025 |
| CO250005701 | CO ISSUED | | 05/28/2025 |
| MH250002788 | REPLACEMENT SW MO | 0 | 03/19/2025 |
| MH250002786 | REPLACEMENT SW MO | 0 | 03/19/2025 |
| MH250002790 | REPLACEMENT MH SI | 0 | 03/19/2025 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2664/1724 | 8/17/2023 | WD | Q | I | 01 | 136,000 |
| GRANTOR: HARRIS WADE LEON & TH | | | | | | |
| GRANTEE: TEN POINT HOLDINGS | | | | | | |
| 2604/1035 | 11/21/2022 | WD | U | I | 37 | 58,000 |
| GRANTOR: BARNARD GERALD JR & S | | | | | | |
| GRANTEE: HARRIS WADE LEON & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=30,10] E56 S13 W56 N13 $
.

## 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 | 000100 | C | RES | 0 | | OR | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 21,000.00 | 21,000.00 | 105,000 | | | | | | | |

REVIEW DATE 06/11/2025 BY WW Total Acres: 5.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS

LOT 5 (EX N1/2 OF 5)
IN OR 2664/1724
ESMT OR 561/1245 & OR 2766/1153

TEN POINT HOLDINGS LLC
2929 EDISON AVE
JACKSONVILLE, FL 32254

**2026**

**34-4N-23-2020-0005-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
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| Interior Floo | 14 | CARPET 40 |
| 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 | 04 | Quality Level 04 |

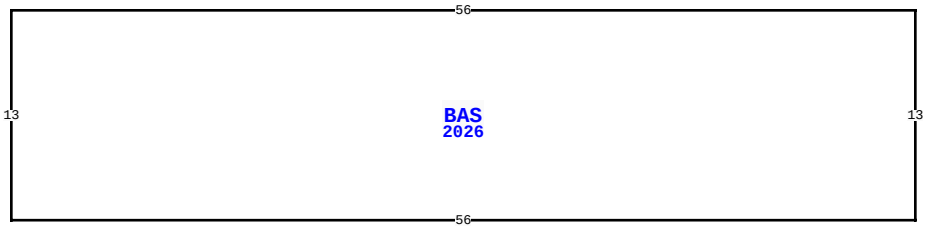
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 728 | 100 | 2026 | 728 | 81,766 |
| TOTALS | 728 | | | 728 | 81,766 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 728 | 126.0600 | 113.45 | 82,592 | 2024 | 2024 | 0 | 0 | 0 | 1.00 | 99.00 |

2 M/H 94+ 0% - 2026 Heated Area: 728 HX Base Yr




17062 BARNARD LN, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 245,298 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 105,000 |
| TOTAL MARKET VALUE | 350,298 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 350,298 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 350,298 |
| TOTAL JUST VALUE | 350,298 |
| NCON VALUE | 245,298 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 127,500 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7661 | MH MOVE-ON | 15,000 | 01/26/1989 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2664/1724 | 8/17/2023 | WD | Q | I | 01 | 136,000 |
| GRANTOR: HARRIS WADE LEON & TH | | | | | | |
| GRANTEE: TEN POINT HOLDINGS | | | | | | |
| 2604/1035 | 11/21/2022 | WD | U | I | 37 | 58,000 |
| GRANTOR: BARNARD GERALD JR & S | | | | | | |
| GRANTEE: HARRIS WADE LEON & | | | | | | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=40,20] E56 S13 W56 N13 $
.

### LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 06/11/2025 BY WW Total Acres: 5.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS

LOT 5 (EX N1/2 OF 5)
IN OR 2664/1724
ESMT OR 561/1245 & OR 2766/1153

TEN POINT HOLDINGS LLC
2929 EDISON AVE
JACKSONVILLE, FL 32254

**2026**

**34-4N-23-2020-0005-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
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| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
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## MARKET ADJUSTMENTS

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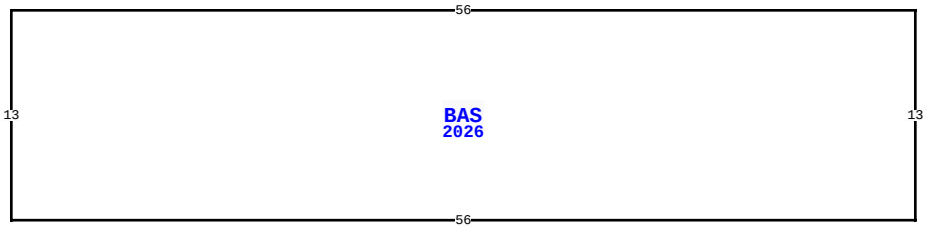
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 728 | 126.0600 | 113.45 | 82,592 | 2024 | 2024 | 0 | 0 | 0 | 1.00 | 99.00 |

3 M/H 94+ 0% - 2026 Heated Area: 728 HX Base Yr




17062 BARNARD LN, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 245,298 |
| TOTAL MARKET OB/XF VALUE | 0 |
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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

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| GRANTEE: TEN POINT HOLDINGS | | | | | | |
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## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=40,20] E56 S13 W56 N13 $
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## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 06/11/2025 BY WW Total Acres: 5.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS