

LHM CALLAHAN LLC
8405 PAPELON WAY
JACKSONVILLE, FL 32217

37-1N-25-2940-0001-0020

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 9008SHT VINYL 10003CENTRAL 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1001. 1. 1000 100Quality01Quality Level 01DOR CODE0200MOBILE HOMEMAP NUMMKT AREA08NEIGHBORHOOD/LOC8026.00AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,51210020011,51224,939

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDTOTALS1,512021,51264.680054.9883,130198819880070.0030.00

M/H 93- 0% - 0Heated Area: 1512HX Base YrBAS2001

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOI/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE24,939095,600120,53918,724101,8150101,815120,539099,616

AP+ CODE 01 DUE TO CONDITN: 9/2023KW1988 SUMM SWDW/ MH ID: H71551GL & H71551GR

PERMIT NUMDESCRIPTIONAMTISSUEDMH003349MH MOVE-ON012/01/2000

SALES DATAOFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE2318/064211/08/2019WDQI0150,000GRANTOR: WINDCHIME HOLDINGS LLGRANTEE: LHM CALLAHAN LLC1629/19426/30/2009WDUII30100GRANTOR: OVERBY JOEGRANTEE: WINDCHIME HOLDINGS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W56 S27 E56 N27 \$.

EXTRA FEATURES

54038 WIND CHIME LN, CALLAHANBLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/07/2026MLU

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSENTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTIONTOTAL OB/XF0

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES0OR0.000.002.39AC1.001.001.0040,000.0040,000.0095,600

REVIEW DATE01/06/2023BYKWA

Total Acres: 2.39Total Land Value: 95,600Market: 0Agricultural: 0Common: 95,600PRINTED 07/09/2026 BY SYS