PT OF LOT 6 IN OR 2623/1401 &
ESMTS OR 460/5 & OR 655/609
FLA LAND SYNDICATE PBK O/42

TEN POINT HOLDINGS LLC
2929 EDISON AVE
JACKSONVILLE, FL 32254

2026

37-1N-25-2940-0006-0030

BUILDING CHARACTERISTICS

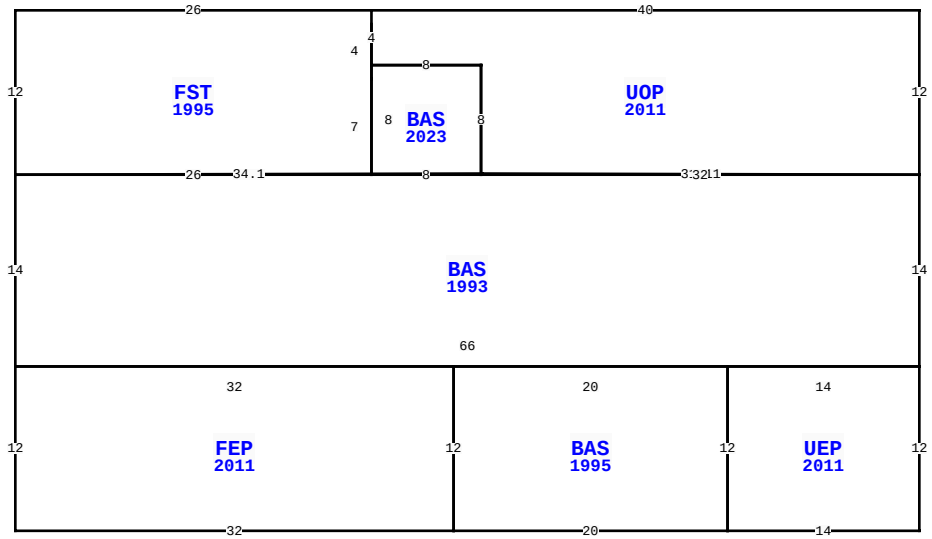
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	05	AVERAGE 20
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	927	100	1993	927	23,639
BAS	240	100	1995	240	6,120
BAS	64	100	2023	64	1,632
FEP	384	85	2011	326	8,313
FST	332	65	1995	216	5,508
UEP	168	70	2011	118	3,009
UOP	416	25	2011	104	2,652
TOTALS	2,531			1,995	50,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,995	100.0000	85.00	169,575	1980	1985	0	0	0	70.00	30.00

1 M/H 93- 0% - 2024 Heated Area: 1557 HX Base Yr



54155 PAULAS CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	157,815
TOTAL MARKET OB/XF VALUE	720
TOTAL LAND VALUE - MARKET	178,500
TOTAL MARKET VALUE	337,035
SOH/AGL Deduction	38,786
ASSESSED VALUE	298,249
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	298,249
TOTAL JUST VALUE	337,035
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240007416	REPLACEMENT MANUF	0	06/24/2024
240007416	CO		06/24/2024
MHU95862	MH MOVE-ON	0	04/01/1995
9092	MH MOVE-ON	3,000	11/02/1992
8779	MH MOVE-ON	23,000	01/21/1992
5554	CHNGE SRVC	0	12/06/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2623/1401	3/03/2023	WD	Q	I	03	200,000
GRANTOR: DRURY PAULA LOUISE CO						
GRANTEE: TEN POINT HOLDINGS						
0568/0736	4/26/1989	WD	Q	I	01	100
GRANTOR: COOPER LUTHER & P L						
GRANTEE: COOPER PAULA LOUISE						

BUILDING NOTES

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
1	0351	CARPORT MT	1	0	18	20	360.00	SF	10.00	10.00	100	2000	2000	3	20	720	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-66,12] S14 E66 N14 U0.1L31.11 D0.1L34.1 $
UOP=[YR=2011;ORIG=0,0] W40 D4L0 E8 S8 E32 N12 $
FEP=[YR=2011;ORIG=-66,26] S12 E32 N12 W32 $
FST=[YR=1995;ORIG=-40,0] W26 S12 E26 U7L0 U4R0 $
BAS=[YR=1995;ORIG=-34,38] E20 N12 W20 S12 $
UEP=[YR=2011;ORIG=-14,38] E14 N12 W14 S12 $
BAS=[YR=2023;ORIG=-40,4] E8 S8 W8 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 720

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	0007	OR	0.00	0.00	7.14	AC		1.00	1.00	1.00	25,000.00	25,000.00	178,500							

REVIEW DATE 12/10/2024 BY TW Total Acres: 7.14 Total Land Value: 178,500 Market: 0 Agricultural: 0 Common: 178,500 PRINTED 07/09/2026 BY SYS

PT OF LOT 6 IN OR 2623/1401 &
ESMTS OR 460/5 & OR 655/609
FLA LAND SYNDICATE PBK O/42

TEN POINT HOLDINGS LLC
2929 EDISON AVE
JACKSONVILLE, FL 32254

2026

37-1N-25-2940-0006-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

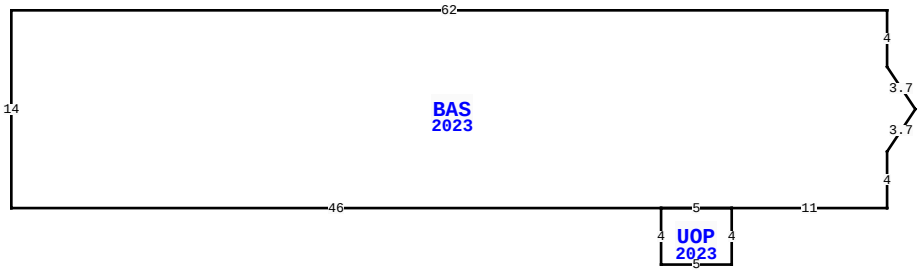
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	874	100	2023	874	21,618
UOP	20	25	2023	5	124
TOTALS	894			879	21,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	879	97.0000	82.45	72,474	1984	1984	0	0	0	70.00	30.00

3 M/H 93- 0% - 2024 Heated Area: 874 HX Base Yr



54155 PAULAS CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 3 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	157,815
TOTAL MARKET OB/XF VALUE	720
TOTAL LAND VALUE - MARKET	178,500
TOTAL MARKET VALUE	337,035
SOH/AGL Deduction	38,786
ASSESSED VALUE	298,249
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	298,249
TOTAL JUST VALUE	337,035
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH23-10721	REPLACEMENT MH		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2623/1401	3/03/2023	WD	Q	I	03	200,000
GRANTOR: DRURY PAULA LOUISE CO						
GRANTEE: TEN POINT HOLDINGS						
0568/0736	4/26/1989	WD	Q	I	01	100
GRANTOR: COOPER LUTHER & P L						
GRANTEE: COOPER PAULA LOUISE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=30,10] E62 S4 D3R2 D3L2 S4 W11 W5 W46 N14 $
UOP=[YR=2023;ORIG=76,24] E5 S4 W5 N4 $
.

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 12/10/2024 BY TW Total Acres: 7.14 Total Land Value: 178,500 Market: 0 Agricultural: 0 Common: 178,500 PRINTED 07/09/2026 BY SYS

PT OF LOT 6 IN OR 2623/1401 &
ESMTS OR 460/5 & OR 655/609
FLA LAND SYNDICATE PBK O/42

TEN POINT HOLDINGS LLC
2929 EDISON AVE
JACKSONVILLE, FL 32254

2026

37-1N-25-2940-0006-0030

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	13	LVT/LAMNT 100
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	03	Quality Level 03

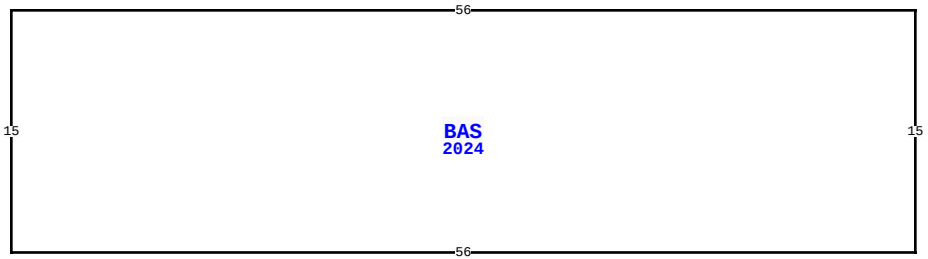
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2024	840	85,201
TOTALS	840			840	85,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	115.0000	103.50	86,940	2023	2023	0	0	0	2.00	98.00

4 M/H 94+ 0% - 2024 Heated Area: 840 HX Base Yr



54155 PAULAS CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
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TOTAL EXEMPTION VALUE	0
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TOTAL JUST VALUE	337,035
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2623/1401	3/03/2023	WD	Q	I	03	200,000
GRANTOR: DRURY PAULA LOUISE CO						
GRANTEE: TEN POINT HOLDINGS						
0568/0736	4/26/1989	WD	Q	I	01	100
GRANTOR: COOPER LUTHER & P L						
GRANTEE: COOPER PAULA LOUISE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,10] E56 S15 W56 N15 $
.

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

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 12/10/2024 BY TW Total Acres: 7.14 Total Land Value: 178,500 Market: 0 Agricultural: 0 Common: 178,500 PRINTED 07/09/2026 BY SYS