PT OF LOT 3
IN OR 2554/1787
SUB SEC 49 PB 2/15

TEN POINT HOLDINGS LLC
2929 EDISON AVE
JACKSONVILLE, FL 32254

2026

49-2N-25-4100-0003-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

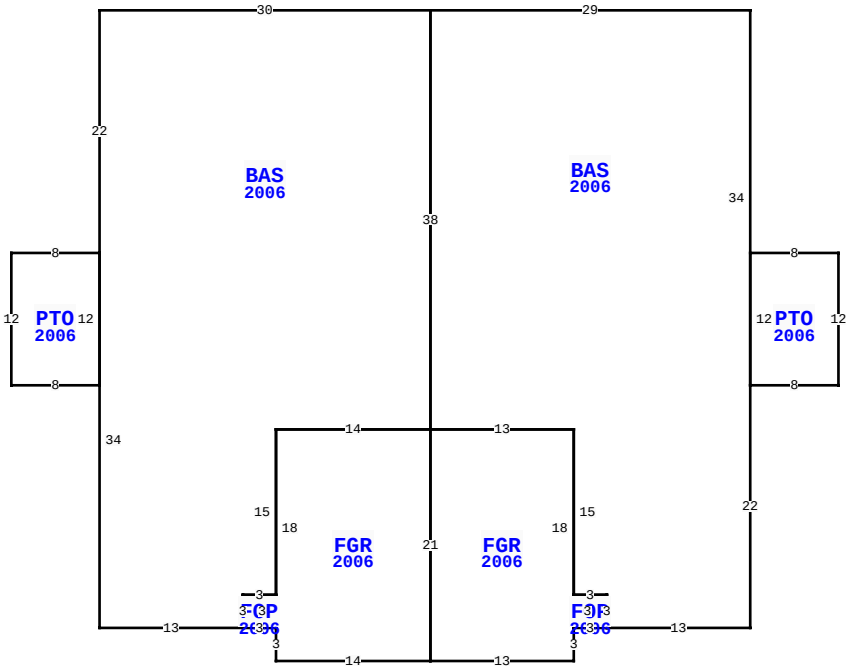
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		2 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,381	100	2006	1,381	131,795
BAS	1,419	100	2006	1,419	135,422
FGR	273	55	2006	150	14,316
FGR	294	55	2006	162	15,460
FOP	9	30	2006	3	287
FOP	9	30	2006	3	287
PTO	96	5	2006	5	477
PTO	96	5	2006	5	477
TOTALS	3,577			3,128	298,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2700	01	3,128	97.0416	134.89	421,936	2006	2006	0	0	20	9.25	70.75

1 DUPLEX 0% - 2023 Heated Area: 2800 HX Base Yr



45126 AIRSTREAM AV, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	298,520
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	71,380
TOTAL MARKET VALUE	369,900
SOH/AGL Deduction	0
ASSESSED VALUE	369,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	369,900
TOTAL JUST VALUE	369,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	364,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2820	NEW CONSTR	208,450	07/28/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2554/1787	4/11/2022	WD	Q	I	01	375,000

GRANTOR: HERLONG KEITH E

GRANTEE: TEN POINT HOLDINGS

BUILDING NOTES

BUILDING DIMENSIONS

BAS2006 = W29 BAS=[YR=2006] W30 S22 PTO=[YR=2006] W8 S12 E8 N12 $ S34 E13 FOP=[YR=2006] E3 FGR=[YR=2006] S3 E14 FGR=[YR=2006] E13 N3 FOP=[YR=2006] E3 N3 W3 S3 $ N18 W13 S21 $ N21 W14 S18 $ N3 W3 S3 $ N3 E3 N15 E14 N38 $ S38 E13 S15 E3 S3 E13 N22 PTO=[YR=2006] E8 N12 W8 S12 $ N34 $.

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	000800	C	MULTI-FAMILY	0	0006	RL	105.00	99.00	104.97	FF		1.00	1.00	1.00	680.00	680.00	71,380							

REVIEW DATE 04/01/2026 BY TWA Total Acres: 0.00 Total Land Value: 71,380 Market: 0 Agricultural: 0 Common: 71,380 PRINTED 07/09/2026 BY SYS