

IN OR 1964/1510
PARCELS 1 & 2
1983 AMBR SW/MH &

GARCIA JOSE MARIO &/REVOLORIO MARIA ELENA
5220 W BEAVER ST
JACKSONVILLE, FL 32254

2026

51-2N-25-0000-0001-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2																						
Exterior Wall	26	AL SIDING 100	0820	02	1,064	74.2000	63.07	67,106	1983	1983	0	0	70.00	30.00	VALUATION SUMMARY																						
Roof Structur	02	SHED 100	1 M/H 93- 0% - 0													Heated Area: 1064 HX Base Yr																					
Roof Cover	01	MINIMUM 100	147614 BAS 2008																																		
Interior Wall	04	PLYWOOD 100																																			
Interior Floo	14	CARPET 100																																			
Air Condition	03	CENTRAL 100																																			
Heating Type	04	AIR DUCTED 100																																			
Bedrooms		3 100																																			
Bathrooms		2 100																																			
Frame	02	WOOD FRAME 100																																			
Stories	0	0 100																																			
Units		0 100																																			
Quality			02	Quality Level 02																																	
DOR CODE			0200 MOBILE HOME																																		
MAP NUM			MKT AREA													07																					
NEIGHBORHOOD/LOC			1290.100																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	1,064	100	2008	1,064	20,132																																
TOTALS			1,064		1,064	20,132																															
EXTRA FEATURES						45101 BLESSED WAY, CALLAHAN										BLD DATE				LGL DATE				05/12/2026				DC									
																XF DATE				LAND DATE																	
																INC DATE				AG DATE																	
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																				
1	1242	WD DECK A	0	0	8	20	160.00	SF	10.00	10.00	100	1994	1994	3	20	320																					
2	0940	SHEDS/PORT	0	0	10	14	140.00	SF	13.20	13.20	100	1994	1994	3	20	370																					
3	0752	USP	0	0	20	25	500.00	SF	15.00	15.00	100	1994	1994	3	20	1,500																					
4	0510	GARAGE WD-	0	0	32	24	672.00	SF	17.50	17.50	100	2001	2001	3	27	3,175																					
5	0681	POLE SHED	0	0	18	22	160.00	SF	15.00	15.00	100	1996	1996	3	20	480																					
6	0681	POLE SHED	0	0	18	32	280.00	SF	15.00	15.00	100	1996	1996	3	20	840																					
7	0681	POLE SHED	0	0	40	45	800.00	SF	15.00	15.00	100	1996	1996	3	20	2,400																					
8	1242	WD DECK A	0	0	6	25	150.00	SF	10.00	10.00	100	2004	2004	3	20	300																					
9	0510	GARAGE WD-	0	0	16	20	320.00	SF	35.00	35.00	100	2004	2004	3	30	3,360																					
10	0681	POLE SHED	0	0	30	30	900.00	SF	15.00	15.00	100	2012	2012	3	60	8,100																					
LAND DESCRIPTION																		TOTAL OB/XF										20,845									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0004	INTNS	0.00	0.00	774,060.00	SF		1.00	1.00	0.26	5.25	1.37	1,056,592																				
2	009630	C	SWAMP	0		INTNS	0.00	0.00	44.18	AC		1.00	1.00	1.00	500.00	500.00	22,090																				
REVIEW DATE 01/01/2023 BY CD Total Acres: 44.18 Total Land Value: 1,078,682 Market: 0 Agricultural: 0 Common: 1,078,682 PRINTED 07/09/2026 BY SYS																																					

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