BLOCK 1 LOT 3
POINT SOUTH 3 PB 4/98 & 99

JENKINS JESSE III & KEELY
54135 POINT SOUTH DR
CALLAHAN, FL 32011

2023

37-1N-25-299N-0001-0030

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 70
Interior Floo	14	CARPET 30
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	06	Quality Level 06

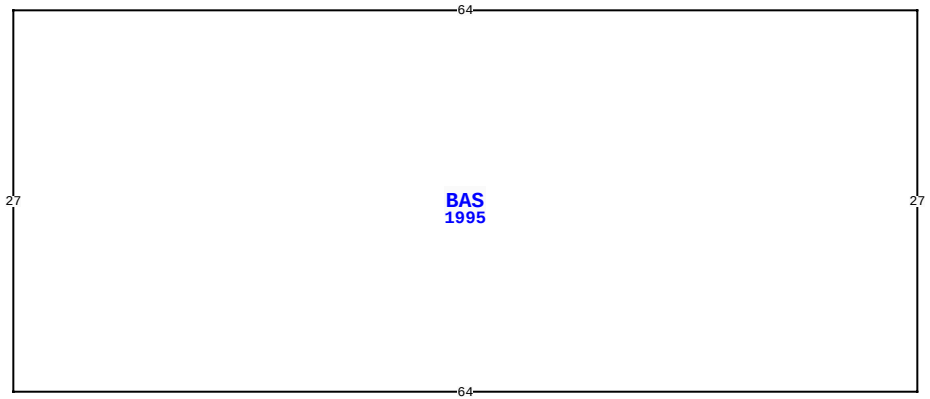
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	155,854
TOTALS	1,728		1,728	155,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,728	151.5800	106.11	183,358	1995	2015	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2023 Heated Area: 1728 HX Base Yr 2023



54135 POINT SOUTH DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		155,854
TOTAL MARKET OB/XF VALUE		1,123
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		201,977
SOH/AGL Deduction		0
ASSESSED VALUE		201,977
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		151,977
TOTAL JUST VALUE		201,977
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95790	MH MOVE-ON	0	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2554/1307	4/01/2022	TD	Q	I	01	252,500
GRANTOR: 54135 POINT SOUTH LAN						
GRANTEE: JENKINS JESSE III &						
2520/0237	12/08/2021	WD	U	I	37	128,000
GRANTOR: JAMES EVAN S & CHRIST						
GRANTEE: 54135 POINT SOUTH D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W64 S27 E64 N27 $.

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	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2016	2016	3	78	1,123	

LAND DESCRIPTION

TOTAL OB/XF 1,123

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/14/2017 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS