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

COCHRAN DOROTHY
54087 POINT SOUTH DRIVE
CALLAHAN, FL 32011

2023

37-1N-25-299N-0001-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

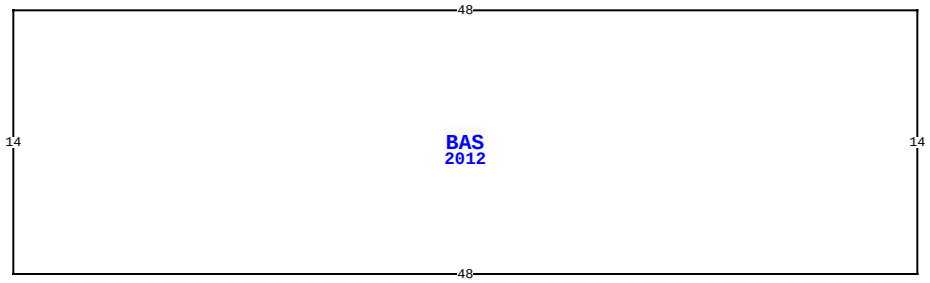
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	12,318
TOTALS	672		672	12,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	94.0000	61.10	41,059	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



54099 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	12,318
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	57,318
SOH/AGL Deduction	19,794
ASSESSED VALUE	37,524
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,524
TOTAL JUST VALUE	57,318
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,682

PRMT:9:2: LMO7A22853W2 ??
PRMT:9:1: 2023 LIVE OAK MH (32X76) _ 3BD/2BTH
BLDG:2:4: 1992 WEST (2013)
BLDG:2:3: RP 12618111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011398	CO ISSUED	0	03/01/2023
MH230257	MH MOVE-ON	0	01/06/2023
C5391	CO ISSUED	0	02/08/2012
E24616	NEW CONSTR	0	01/01/2012
C4955	CO ISSUED	0	06/01/2007
MH074955	MH MOVE-ON	0	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0764/1451	7/09/1996	QC	U	I	06	100
GRANTOR: THIERS DOROTHY A						
GRANTEE: COCHRAN WM & DOROTH						
0327/0251	12/01/1980	WD	Q	V		8,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W48 S14 E48 N14$.

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
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 06/14/2023 BY KWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS