BLOCK 1 LOT 5
POINT SOUTH 3 PB 4/98 & 99

COCHRAN DOROTHY
54087 POINT SOUTH DRIVE
CALLAHAN, FL 32011

2023

37-1N-25-299N-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

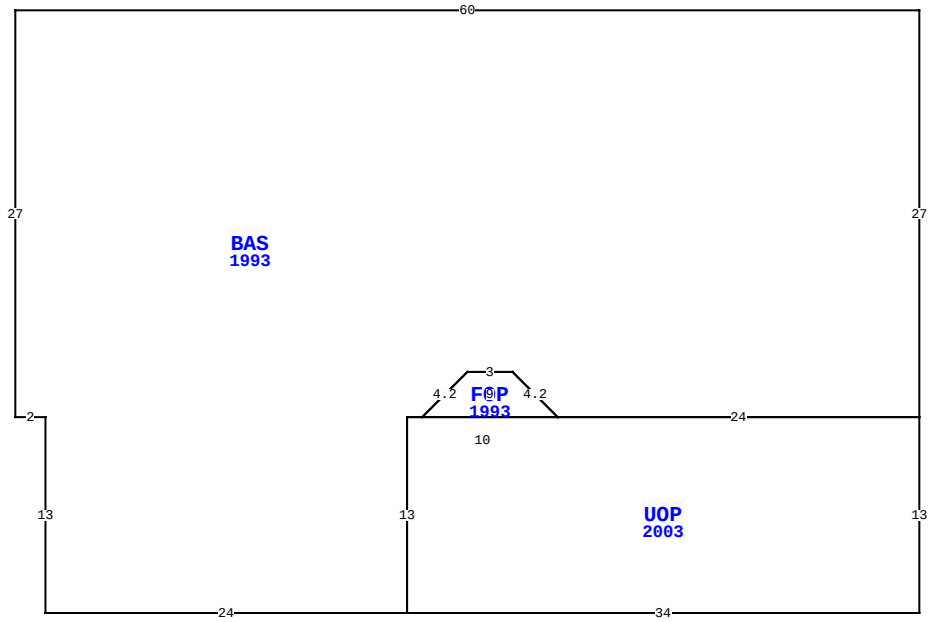
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,914	100	1,914	47,108
FOP	18	30	5	123
UOP	442	25	110	2,707
TOTALS	2,374		2,029	49,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,029	117.2000	82.04	166,459	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 0 Heated Area: 1914 HX Base Yr



54087 POINT SOUTH DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		49,938
TOTAL MARKET OB/XF VALUE		7,197
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		102,135
SOH/AGL Deduction		52,686
ASSESSED VALUE		49,449
TOTAL EXEMPTION VALUE	HX HB WX DX	35,000
BASE TAXABLE VALUE		14,449
TOTAL JUST VALUE		102,135
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
356/786	3/30/1981	WD	U	V	11	100

GRANTOR: WYSE RICHARD H

GRANTEE: COCHRAN WILLIAM F &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E2 S13 E24 UOP=[YR=2003] E34 N13 W24
FOP=[YR=1993] U3 L3 W3 L3 D3 E9$ W10 S13$ N13 E1 U3 R3
E3 R3 D3 E24 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	0940	SHEDS/PORT	1	100	22	12	264.00	SF	30.00	30.00	100	2023	1975		20	1,584	
2	0500	FP-PRE FAB	1	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	1994		77	2,695	
3	0351	CARPORT MT	1	100	20	20	400.00	SF	10.00	10.00	100	2023	2004		24	960	
4	0803	ASPHALT C	1	100	0	0	1,813.00	SF	2.00	2.00	100	2023	2003		54	1,958	

LAND DESCRIPTION

TOTAL OB/XF 7,197

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		0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS