LOT 1
IN OR 441 PG 535
MH/ID PH065007B & PH065307A

THOMPSON TRENNA D WOODCOCK
54211 POINT SOUTH DR
CALLAHAN, FL 32011-0995

2023

37-1N-25-2990-0001-0000

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 100
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
Quality	03	Quality Level 03

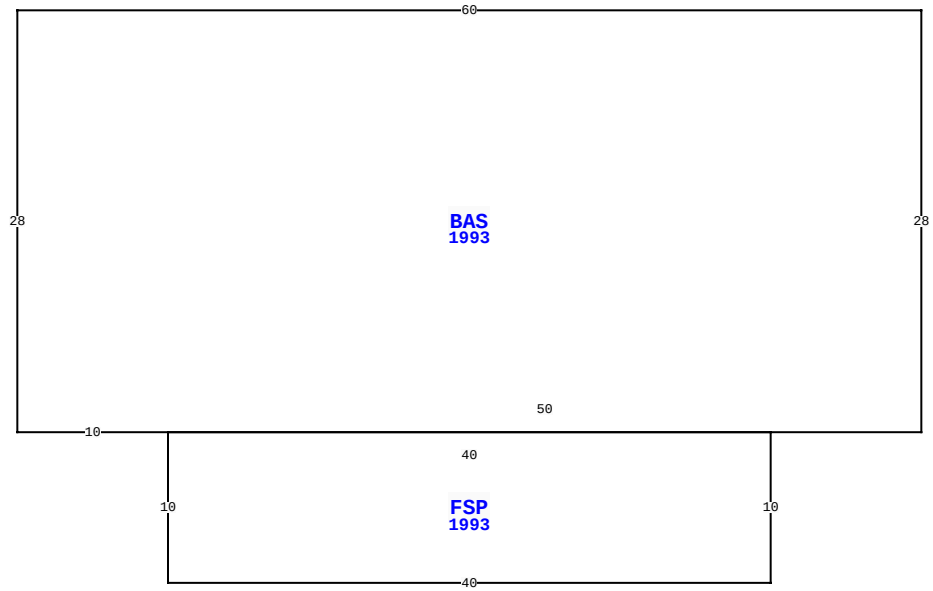
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	38,657
FSP	400	60	240	5,522
TOTALS	2,080		1,920	44,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,920	118.0000	76.70	147,264	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1680 HX Base Yr



54211 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		44,179
TOTAL MARKET OB/XF VALUE		8,351
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		97,530
SOH/AGL Deduction		52,583
ASSESSED VALUE		44,947
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,947
TOTAL JUST VALUE		97,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		81,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7365	MH MOVE-ON	35,000	07/06/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0441/0535	12/01/1984	WD	Q	V		8,300

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S28 E10 FSP=[YR=1993] S10 E40 N10 W40 $ E50 N28 $.

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	0	100	8	8	64.00	SF	20.10	20.10	100	1988	1988	3	20	257	
2	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	1988	1988	3	20	192	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
4	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2000	2000	3	20	720	
5	0510	GARAGE WD-	0	100	20	24	480.00	SF	35.00	35.00	100	2000	2000	3	29	4,872	

LAND DESCRIPTION

TOTAL OB/XF 8,351

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		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 KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS