LOTS 2 & 3
IN OR 999/924
POINT SOUTH #4 PB 4/111-112

MIXON WILLIE SR & DOROTHY F
54223 POINT SOUTH DR
CALLAHAN, FL 32011

2023

37-1N-25-2990-0002-0000

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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

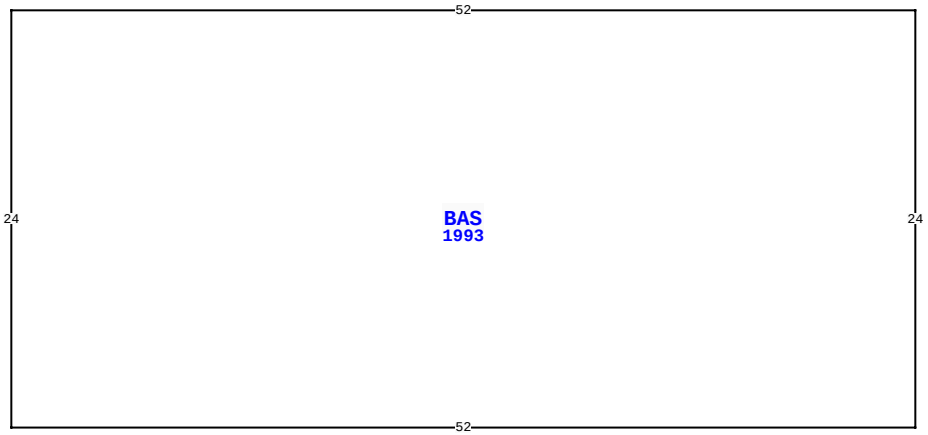
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	28,717
TOTALS	1,248		1,248	28,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,248	118.0000	76.70	95,722	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2004 Heated Area: 1248 HX Base Yr 2004



54223 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		28,717
TOTAL MARKET OB/XF VALUE		6,582
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		125,299
SOH/AGL Deduction		75,682
ASSESSED VALUE		49,617
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,617
TOTAL JUST VALUE		125,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0999/0924	7/25/2001	WD	U	I	05	43,000
GRANTOR: FIRST UNION NATIONAL						
GRANTEE: MIXON WILLIE SR & D						
0978/0471	3/29/2001	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: FIRST UNION NATIONA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S24 E52 N24$.

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	0510	GARAGE WD-	0	100	21	12	252.00	SF	35.00	35.00	100	1984	1984	3	20	1,764	
2	0681	POLE SHED	0	100	10	12	120.00	SF	15.00	15.00	100	1989	1989	3	20	360	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	
4	0753	UEP	0	100	8	52	416.00	SF	22.00	22.00	100	1996	1996	3	25	2,288	

LAND DESCRIPTION

TOTAL OB/XF 6,582

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	2.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	90,000							

REVIEW DATE 02/14/2017 BY KBX Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/02/2023 BY SYS