LOT 5
1983 PRIN DW/MH
ESMT IN OR 366/418

WEBB WILLIAM V
54289 POINT SOUTH DRIVE
CALLAHAN, FL 32011

2023

37-1N-25-2990-0005-0000

BUILDING CHARACTERISTICS

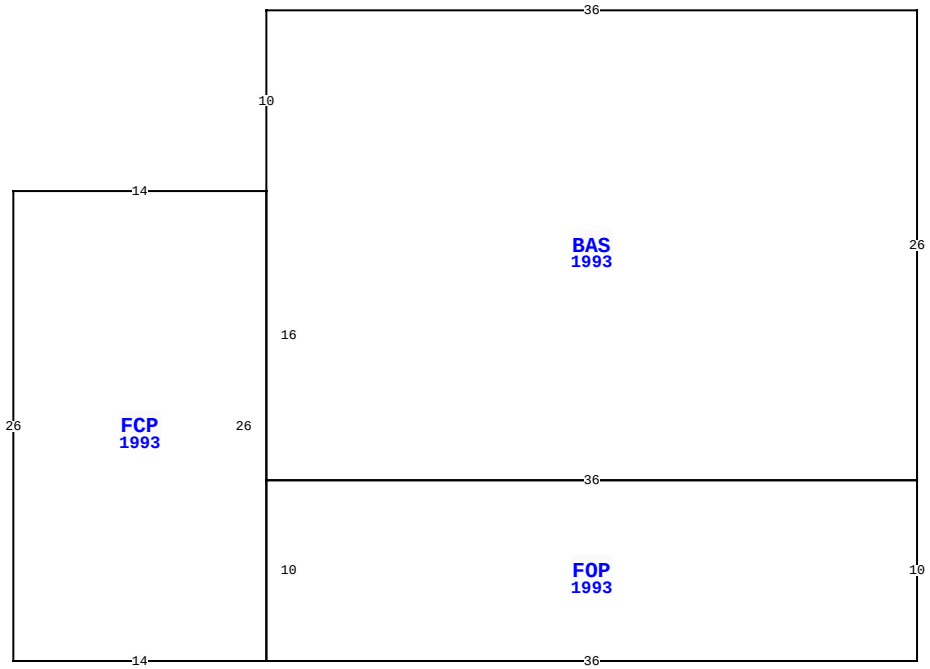
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
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	936	100	936	37,190
FCP	364	25	91	3,616
FOP	360	30	108	4,291
TOTALS	1,660		1,135	45,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,135	113.2000	73.58	83,513	1983	2003	0	0	0	46.00	54.00

1 M/H 93- – 0% - 0 Heated Area: 936 HX Base Yr



54289 POINT SOUTH DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	45,097
TOTAL MARKET OB/XF VALUE	9,398
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	99,495
SOH/AGL Deduction	8,168
ASSESSED VALUE	91,327
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,327
TOTAL JUST VALUE	99,495
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R95310	REPAIR/RRF	2,650	03/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2521/1889	12/07/2021	WD	Q	I	01	85,000
GRANTOR: MIXON WILLIE & FAYE						
GRANTEE: WEBB WILLIAM V						
2025/1275	1/27/2016	QC	U	I	11	100
GRANTOR: MIXON DOROTHY F A/K/A						
GRANTEE: MIXON FAYE & WILLIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S10 FCP=[YR=1993] W14 S26 E14 FOP=[YR=1993] E36 N10 W36 S10$ N26$ S16 E36 N26$.

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	0	16	10	160.00	SF	20.10	20.10	100	1986	1986	3	20	643	
2	0812	CONCRETE C	0	0	0	0	3,040.00	SF	4.00	4.00	100	1995	1995	3	72	8,755	

LAND DESCRIPTION

TOTAL OB/XF 9,398

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