LOT 6
IN OR 2143/141
ESMT IN OR 366 PG 418

VEST DANIEL R & TREASURE
54317 POINT SOUTH DR
CALLAHAN, FL 32011

2023

37-1N-25-2990-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

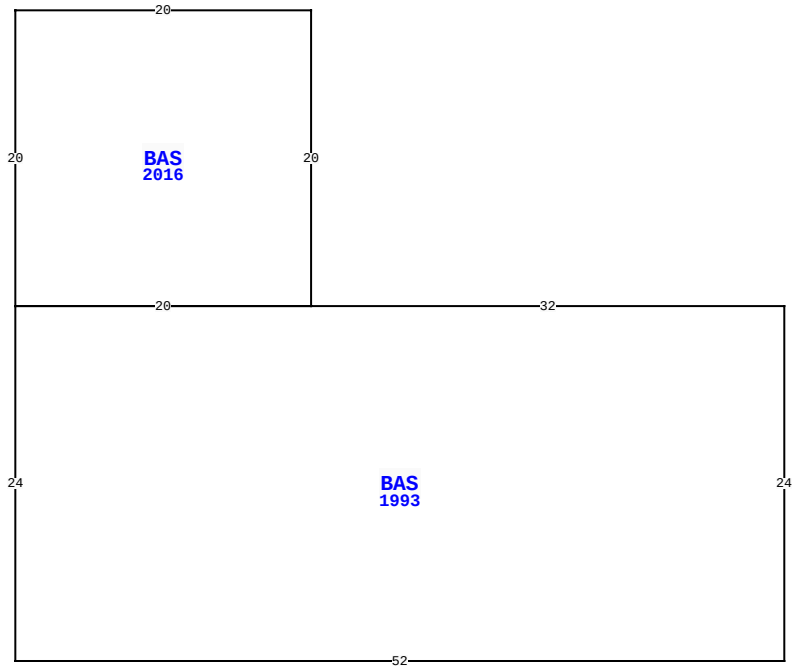
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	06	Quality Level 06
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	77,226
BAS	400	100	400	24,752
TOTALS	1,648		1,648	101,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,648	130.0000	91.00	149,968	1984	2010	0	0	0	32.00	68.00

1 M/H 94+ – 0% - 0 Heated Area: 1648 HX Base Yr



54317 POINT SOUTH DR, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	101,978
TOTAL MARKET OB/XF VALUE	11,746
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	158,724
SOH/AGL Deduction	26,775
ASSESSED VALUE	131,949
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	131,949
TOTAL JUST VALUE	158,724
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2143/0141	8/25/2017	WD	Q	I	01	117,000
GRANTOR: MCGRAYER ALISA & WILL						
GRANTEE: VEST DANIEL R & TRE						
1965/1236	8/14/2014	QC	U	I	11	100
GRANTOR: KELLY MARILYN M						
GRANTEE: MCBRAYER ALISA & WI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 BAS=[YR=2016] N20 W20 S20 E20$ W20 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	0680	POLE SHED	0	0	12	12	320.00	SF	10.00	10.00	100	2012	2012	3	71	2,272	
3	0811	CONCRETE B	0	0	0	0	1,400.00	SF	5.20	5.20	100	1990	1990	3	62	4,514	
4	0754	FOP	0	0	12	8	96.00	SF	15.00	15.00	100	1990	1990	3	20	288	
5	0350	CARPORT WD	0	0	22	24	528.00	SF	13.00	13.00	100	1990	1990	3	20	1,373	
6	0810	CONCRETE A	0	0	18	30	540.00	SF	6.50	6.50	100	2012	2012	3	94	3,299	

LAND DESCRIPTION

TOTAL OB/XF 11,746

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