LOT 7
ESMT IN OR 366/415
POINT SOUTH 4 PB 4/111 & 112

OWEN PATRICIA JEAN/NECKEL JENNIFER LYNN
54343 POINT SOUTH DR
CALLAHAN, FL 32011

2023

37-1N-25-2990-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
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	05	Quality Level 05

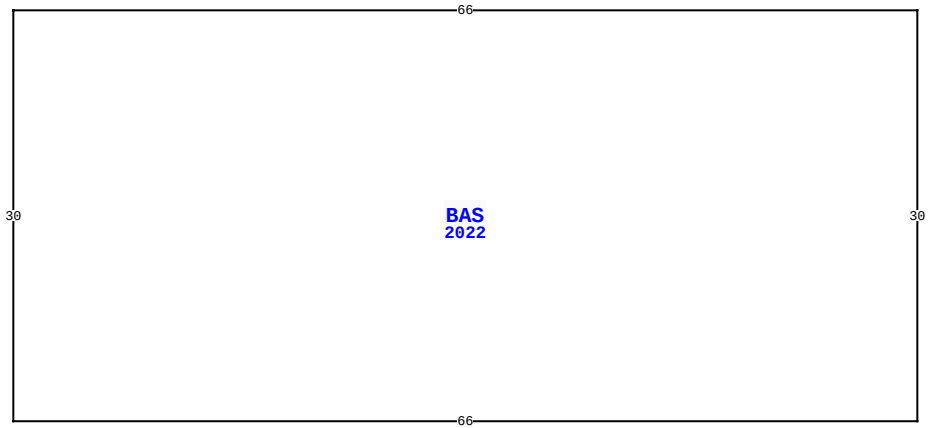
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	1,980	192,982
TOTALS	1,980		1,980	192,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,980	140.6400	98.45	194,931	2022	2022	0	0	0	1.00	99.00

2 M/H 94+ – 100% - 2023 Heated Area: 1980 HX Base Yr 2023



54343 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		192,982
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		237,982
SOH/AGL Deduction		0
ASSESSED VALUE		237,982
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		187,982
TOTAL JUST VALUE		237,982
NCON VALUE		192,977
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		53,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001381	CO ISSUED	0	07/28/2022
22001382	MH MOVE-ON	0	01/24/2022
MH961607	MH MOVE-ON	0	02/01/1997
93-00185	XFOB	2,400	04/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2507/1406	10/22/2021	WD	Q	V	01	54,000
GRANTOR: GARRETSON KENNETH R &						
GRANTEE: OWEN PATRICIA JEAN						
0595/0044	4/12/1990	WD	U	I	01	100
GRANTOR: GARRETSON KENNETH R						
GRANTEE: GARRETSON KENNETH &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W66 S30 E66 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 09/26/2022 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS