LOT 9
POINT SOUTH #4 PB 4/111-112

BESSIRE JESSICA
54417 POINT SOUTH DR
CALLAHAN, FL 32011

2023

37-1N-25-2990-0009-0000

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	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
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

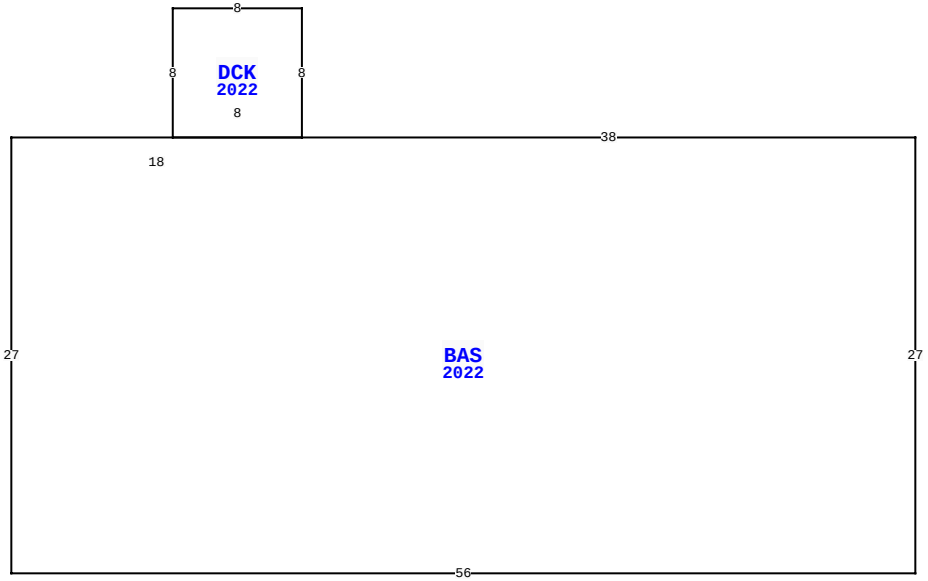
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	135,901
DCK	64	15	10	899
TOTALS	1,576		1,522	136,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,522	139.6800	90.79	138,182	2022	2022	0	0	0	1.00	99.00

2 MH 94NO RP – 0% - 2023 Heated Area: 1512 HX Base Yr



54417 POINT SOUTH DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	136,800
TOTAL MARKET OB/XF VALUE	5,616
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	187,416
SOH/AGL Deduction	0
ASSESSED VALUE	187,416
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,416
TOTAL JUST VALUE	187,416
NCON VALUE	142,419
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013204	CO ISSUED	0	02/03/2022
22000723	MH MOVE-ON	0	01/12/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2541/1116	2/18/2022	WD	Q	I	01	227,000
GRANTOR: M.O.2021 POINT SOUTH						
GRANTEE: BESSIRE JESSICA						
2541/1114	9/01/2021	WD	U	V	11	100
GRANTOR: LLOYD WINFRED LEE						
GRANTEE: M.O.2021 POINT SOUT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W38 DCK=[YR=2022] N8 W8 S8 E8$ W18 S27 E56 N27$.

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	24	12	288.00	SF	19.50	19.50	100	2022	2022	3	100	5,616	

LAND DESCRIPTION

TOTAL OB/XF 5,616

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 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