LOT 13
POINT SOUTH #4 PB 4/111-112

GIBSON ROGER D JR & SUSAN
54494 POINT SOUTH DRIVE
CALLAHAN, FL 32011

2023

37-1N-25-2990-0013-0000

BUILDING CHARACTERISTICS

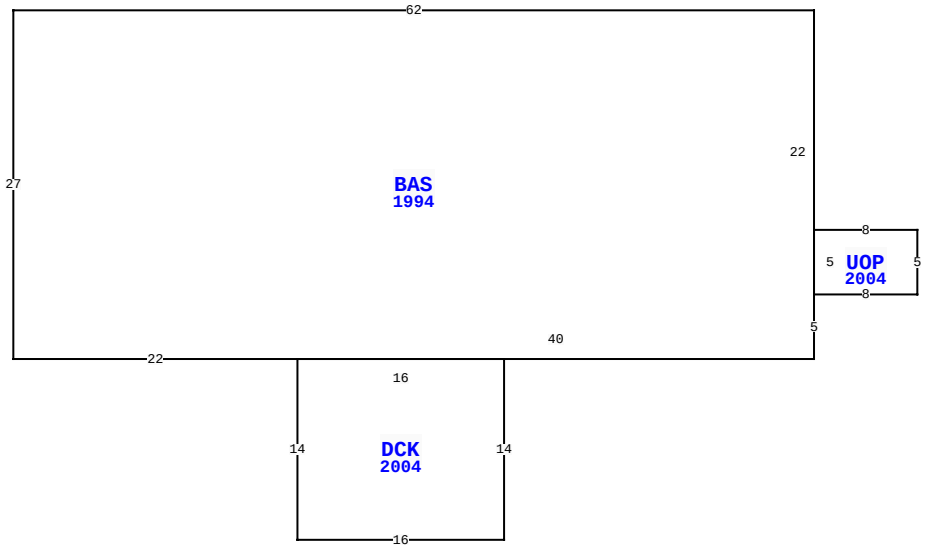
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	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	1,674	100	1,674	90,373
DCK	224	15	34	1,836
UOP	40	25	10	540
TOTALS	1,938		1,718	92,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,718	148.3200	103.82	178,363	1994	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2020 Heated Area: 1674 HX Base Yr 2020



54494 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		92,749
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		137,749
SOH/AGL Deduction		44,368
ASSESSED VALUE		93,381
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		43,381
TOTAL JUST VALUE		137,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2321/1020	11/20/2019	SW	U	I	12	143,000
GRANTOR: PIPELINE FINANCIAL SO						
GRANTEE: GIBDON ROGER D & SU						
2278/0776	5/28/2019	WD	U	I	12	33,000
GRANTOR: SOLANA JUDY						
GRANTEE: PIPELINE FINANCIAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W62 S27 E22 DCK=[YR=2004] S14 E16 N14 W16$ E40 N5 UOP=[YR=2004] E8 N5 W8 S5$ N22$.

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	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 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS