

LOT 15
IN OR 2122/757
2008 FLEE DW/MH

SLUDER SHAWN/VANZEELAND JAMI
54470 POINT SOUTH DRIVE
CALLAHAN, FL 32011

2023

37-1N-25-2990-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

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	1,872	100	1,872	95,544
TOTALS	1,872		1,872	95,544

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	10	12	120.00	SF	10.00	10.00	100	1990
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2007

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,872	117.6000	82.32	154,103	2007	2007	0	0	0 38.00	62.00
1 M/H 94+ - 100% - 2019 Heated Area: 1872 HX Base Yr 2019											
26 72 26 72 BAS 2007											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										95,544	
TOTAL MARKET OB/XF VALUE										3,460	
TOTAL LAND VALUE - MARKET										45,000	
TOTAL MARKET VALUE										144,004	
SOH/AGL Deduction										59,036	
ASSESSED VALUE										84,968	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										34,968	
TOTAL JUST VALUE										144,004	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										116,435	

BLD DATE	03/12/2008	KWJW	LGL DATE	
XF DATE	03/12/2008	KWJW	LAND DATE	
INC DATE			AG DATE	
54470 POINT SOUTH DR, CALLAHAN				

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I RSN CD
2122/0757	5/25/2017	WD Q	I 01
GRANTOR: HICKEY DANIEL & LINDS			
GRANTEE: SLUDER SHAWN & JAMI			
2044/0986	4/28/2016	SW U	I 18
GRANTOR: SECRETARY OF HOUSING			
GRANTEE: HICKEY LINDSAY			

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2007] W72 S26 E72 N26\$.											

TOTAL OB/XF											
3,460											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT	