

LOT 22
POINT SOUTH #4 PB 4/111 & 112

MOORE MARK
54011 WANDA WAY
CALLAHAN, FL 32011

2023

37-1N-25-2990-0022-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 6														
Exterior Wall	05	AVERAGE 100	0820	02	1,288	67.9000	44.14	56,852	1985	1985	0	0	0	70.00	30.00	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	2 M/H 93- - 0% - 0														Heated Area: 1288 HX Base Yr													
Roof Cover	03	COMP SHNGL 100	23 56 56 23 BAS 2009														VALUATION BY STANDARD													
Interior Wall	04	PLYWOOD 100															Tax Group: 6 Tax Dist:													
Interior Floo	02	MIN PLYWD 100															BUILDING MARKET VALUE 17,056													
Air Condition	99	N/A 100															TOTAL MARKET OB/XF VALUE 1,696													
Heating Type		N/A 100															TOTAL LAND VALUE - MARKET 45,000													
Bedrooms		3 100															TOTAL MARKET VALUE 63,752													
Bathrooms		1 100															SOH/AGL Deduction 28,803													
Frame	02	WOOD FRAME 100															ASSESSED VALUE 34,949													
Stories	0	0 100															TOTAL EXEMPTION VALUE 0													
Units		0 100															BASE TAXABLE VALUE 34,949													
Quality		02	Quality Level 02		TOTAL JUST VALUE 63,752																									
DOR CODE		0200	MOBILE HOME		NCON VALUE 0																									
MAP NUM			MKT AREA		08	INCOME VALUE																								
NEIGHBORHOOD/LOC		8026.00		PREVIOUS YEAR MKT VALUE 58,172																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	PERMIT NUM DESCRIPTION AMT ISSUED																									
BAS	1,288	100	1,288	17,056	MH992540 MH MOVE-ON 0 01/01/1999																									
TOTALS					1,288	1,288	17,056	SALES DATA																						
EXTRA FEATURES					54011 WANDA WAY, CALLAHAN					BLD DATE					LGL DATE															
L N	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	OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE														
3	1242	WD DECK A	0	0	10 8			80.00	SF	10.00	100	1997	1997	3	20	160	2348/0923 2/10/2005 WD Q I 35,000													
4	0681	POLE SHED	0	0	16 20			320.00	SF	15.00	100	2002	2002	3	32	1,536	GRANTOR: RICHARD H WYSE TESTAM													
GRANTEE: MOORE MARK																														
1237/0790 6/11/2004 CT U I 14 100																														
GRANTOR: CLERK OF COURT																														
GRANTEE: ROTHSTEIN SIMON D T																														
BUILDING NOTES																														
BUILDING DIMENSIONS																														
BAS=[YR=2009] W56 S23 E56 N23\$.																														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000													
REVIEW DATE 07/25/2018 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																														