LOT 23
IN OR 704 PG 1908
POINT SOUTH #4 PB 4/111-112

KILGORE KATHY L
54358 POINT SOUTH DRIVE
CALLAHAN, FL 32011

2023

37-1N-25-2990-0023-0000

NASSAU COUNTY PROPERTY

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

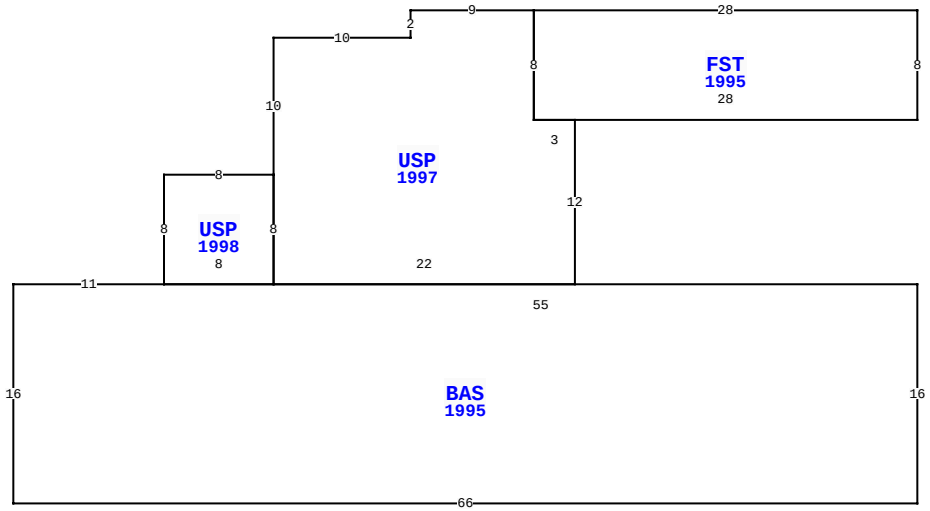
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	30,063
FST	224	65	146	4,157
USP	396	50	198	5,637
USP	64	50	32	911
TOTALS	1,740		1,432	40,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,432	116.2000	81.34	116,479	1995	1995	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 1996 Heated Area: 1056 HX Base Yr 1996



54358 POINT SOUTH DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		40,768
TOTAL MARKET OB/XF VALUE		749
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		86,517
SOH/AGL Deduction		38,034
ASSESSED VALUE		48,483
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,483
TOTAL JUST VALUE		86,517
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B973908	GARAGE	40,800	05/01/1997
MHU95860	MH MOVE-ON	0	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0704/1908	5/19/1994	WD	U	V	13	22,500
GRANTOR: SHEFFIELD WM F PROFIT						
GRANTEE: KILGORE KATHY L						
0704/0053	5/09/1994	WD	U	I	06	19,900
GRANTOR: WYSE RICHARD & ROBERT						
GRANTEE: SHEFFIELD WM INC PR						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1995] W28 USP=[YR=1997] W9 S2 W10 S10 USP=[YR=1998] W8 S8 BAS=[YR=1995] W11 S16 E66 N16 W55$ E8 N8$ S8 E22 N12 W3 N8$ S8 E28 N8$.

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
2	1242	WD DECK A	0	100	0	0	96.00	SF	10.00	10.00	100	2016	2016	3	78	749	

LAND DESCRIPTION

TOTAL OB/XF 749

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 02/14/2017 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS