BLOCK 1 LOT 1
2007 MERT DW/MH
POINT SOUTH #3 PB 4/98-99

DOTY KELLY L
54197 POINT SOUTH DRIVE
CALLAHAN, FL 32011

2024

37-1N-25-299N-0001-0010

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 70
Interior Floo	08	SHT VINYL 30
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
BUD8 Adjustme	06	DIST 1D 100
Quality	05	Quality Level 05

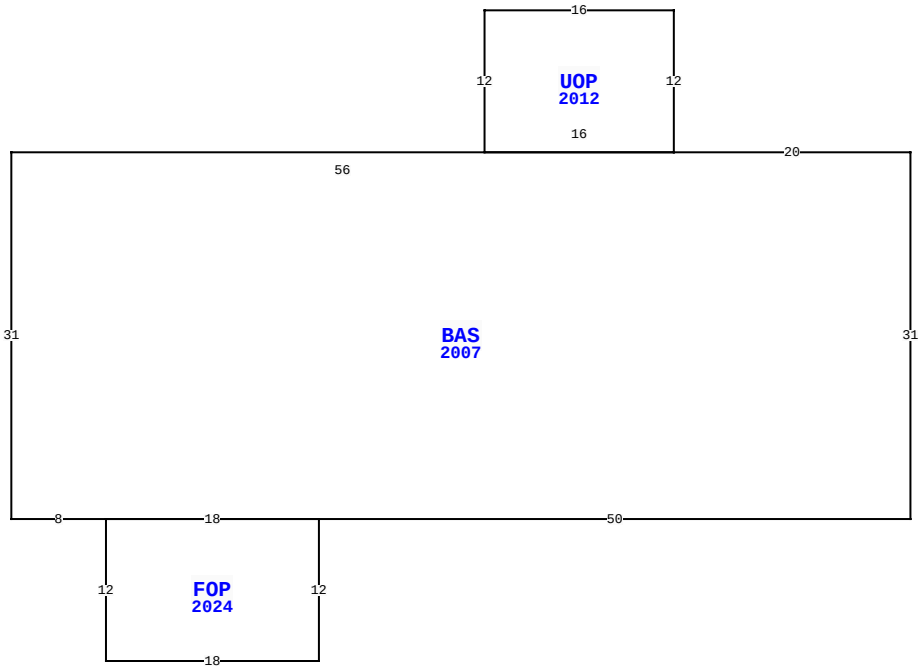
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	182,270
FOP	216	30	65	5,029
UOP	192	25	48	3,714
TOTALS	2,764		2,469	191,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,469	147.3600	110.52	272,874	2007	2012	0	0	0	30.00	70.00

1 M/H 94+ – 100% - 2020 Heated Area: 2356 HX Base Yr



54197 POINT SOUTH DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		212,276
TOTAL MARKET OB/XF VALUE		18,991
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		276,267
SOH/AGL Deduction		0
ASSESSED VALUE		276,267
TOTAL EXEMPTION VALUE	13	276,267
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		276,267
NCON VALUE		41,685
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4949	CO ISSUED	0	06/01/2007
MH4949	MH MOVE-ON	0	06/01/2007
P12465	OTHER	0	06/01/2007
M12967	MECH OTHER	0	05/01/2007
8573	NEW CONSTR	300	12/02/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2311/0615	10/07/2019	WD	Q	I	01	205,000
GRANTOR: MELTON HEATHER						
GRANTEE: DOTY KELLY L						
2311/0612	9/24/2019	WD	U	I	11	100
GRANTOR: MELTON ROBERT						
GRANTEE: MELTON HEATHER A/K/						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W20 W56 S31 E8 E18 E50 N31 $
UOP=[YR=2012;ORIG=-20,0] N12 W16 S12 E16 $
FOP=[YR=2024;ORIG=-68,31] E18 S12 W18 N12 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	
2	0940	SHEDS/PORT	0	100	10	8	80.00	SF	20.10	20.10	100	1980	1980	3	20	322	
3	0351	CARPORT MT	0	100	20	20	400.00	SF	8.50	8.50	100	1990	1990	3	20	680	
5	0811	CONCRETE B	0	100	0	0	1,498.00	SF	5.20	5.20	100	2009	2009	3	90	7,011	
6	0855	CONC PAVER	0	100	0	0	131.00	SF	7.00	7.00	100	2008	2008	3	89	816	
7	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	2008	2008	3	35	672	
8	0810	CONCRETE A	0	100	0	0	1,000.00	SF	6.50	6.50	100	2024	2018		97	6,305	

LAND DESCRIPTION

TOTAL OB/XF 18,991

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 04/08/2024 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS

BLOCK 1 LOT 1
2007 MERT DW/MH
POINT SOUTH #3 PB 4/98-99

DOTY KELLY L
54197 POINT SOUTH DRIVE
CALLAHAN, FL 32011

2024

37-1N-25-299N-0001-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	05	Quality Level 05

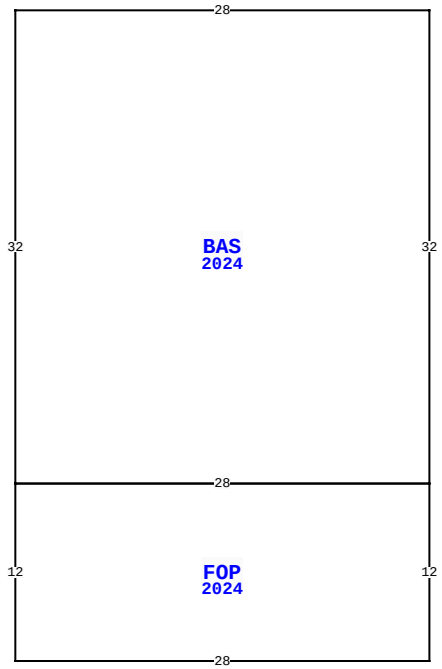
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	896	19,109
FOP	336	30	101	2,154
TOTALS	1,232		997	21,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	997	64.1520	22.45	22,383	2018	2018	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2024 Heated Area: 896 HX Base Yr



54197 POINT SOUTH DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		212,276
TOTAL MARKET OB/XF VALUE		18,991
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		276,267
SOH/AGL Deduction		0
ASSESSED VALUE		276,267
TOTAL EXEMPTION VALUE	13	276,267
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		276,267
NCON VALUE		41,685
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2311/0615	10/07/2019	WD	Q	I	01	205,000
GRANTOR: MELTON HEATHER						
GRANTEE: DOTY KELLY L						
2311/0612	9/24/2019	WD	U	I	11	100
GRANTOR: MELTON ROBERT						
GRANTEE: MELTON HEATHER A/K/						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,0] E28 S32 W28 N32 $
FOP=[YR=2024;ORIG=50,32] E28 S12 W28 N12 $
.

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

REVIEW DATE 04/08/2024 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS