

BLOCK 1 LOT 2
IN OR 340 PG 543
POINT SOUTH 3 PB 4/98-99

STELMA ROBERT E & VIRGINIA G
54181 POINT SOUTH DRIVE
CALLAHAN, FL 32011

2024

37-1N-25-299N-0001-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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	07	CORK/VTILE 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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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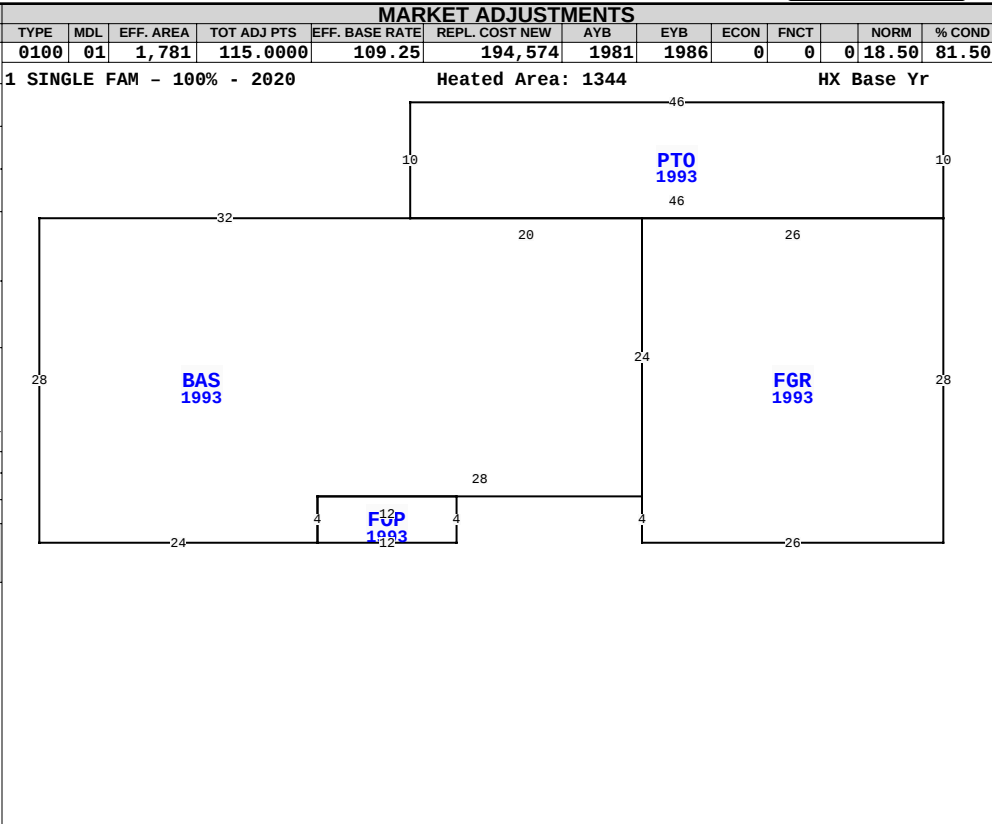
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	119,668
FGR	728	55	400	35,616
FOP	48	30	14	1,247
PTO	460	5	23	2,048

TOTALS	2,580		1,781	158,578
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0812	CONCRETE C	0 100	0	0	1,570.00	SF	4.00	4.00
3	0940	SHEDS/PORT	0 100	12	20	240.00	SF	30.00	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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54181 POINT SOUTH DR, CALLAHAN

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

TOTAL OB/XF										5,353		
LOC	LOC	FRONT	DEPTH	TOT	UNIT	D	DPTH	%	TOT	UNIT	ADJ UNIT	LA
ZONE	ZONE			LND UTS	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VAL
06	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	

Total Acres: 0.00	Total Land Value: 45,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
6			
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 6	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		158,578	
TOTAL MARKET OB/XF VALUE		5,353	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		208,931	
SOH/AGL Deduction		659	
ASSESSED VALUE		208,272	
TOTAL EXEMPTION VALUE		13	
BASE TAXABLE VALUE		208,272	
TOTAL JUST VALUE		0	
NCON VALUE		208,931	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		202,206	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8710	GARAGE	12,376	02/23/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0340/0543	7/01/1981	WD	Q	V		7,900	

GRANTOR:
GRANTEE:

BUILDING DIMENSIONS									
PTO=[YR=1993] W46 S10 BAS=[YR=1993] W32 S28 E24 FOP=[YR=1993] E12 N4 W12 S4\$ N4 E28 FGR=[YR=1993] S4 E26 N28 W26 S24\$ N24 W20\$ E46 N10\$.									

BUILDING NOTES									

Common: 45,000	PRINTED 08/06/2024 BY SYS
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