

BLOCK 1 LOT 4
POINT SOUTH 3 PB 4/98 & 99

COCHRAN DOROTHY
54087 POINT SOUTH DRIVE
CALLAHAN, FL 32011

2024

37-1N-25-299N-0001-0040



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									
																	VALUATION BY STANDARD									
																	Tax Group: 6 Tax Dist:									
																	BUILDING MARKET VALUE 0									
																	TOTAL MARKET OB/XF VALUE 6,000									
																	TOTAL LAND VALUE - MARKET 45,000									
																	TOTAL MARKET VALUE 51,000									
																	SOH/AGL Deduction 0									
																	ASSESSED VALUE 51,000									
																	TOTAL EXEMPTION VALUE 0									
																	BASE TAXABLE VALUE 51,000									
																	TOTAL JUST VALUE 51,000									
																	NCON VALUE 6,000									
																	INCOME VALUE									
																	PREVIOUS YEAR MKT VALUE 57,318									
SHARES WELL WITH TW/MH @ 54087																										
MISC STRG CONTAINER + STRG =NV																										
OWNED BY: THOMAS D OLIVENT _AS OF 10/23 HAS 2023 S																										
2023 LIVE OAK DW/MH (31X76) _ VIN: LOHGA30073837(A																										
PERMIT NUM DESCRIPTION AMT ISSUED																										
22011398 CO ISSUED 0 03/01/2023																										
MH230257 MH MOVE-ON 0 01/06/2023																										
C5391 CO ISSUED 0 02/08/2012																										
E24616 NEW CONSTR 0 01/01/2012																										
C4955 CO ISSUED 0 06/01/2007																										
MH074955 MH MOVE-ON 0 06/01/2007																										
SALES DATA																										
OFF RECORD TYPE Q V RSN SALE Number DATE INST U I CD PRICE																										
0764/1451 7/09/1996 QC U I 06 100																										
GRANTOR: THIERS DOROTHY A																										
GRANTEE: COCHRAN WM & DOROTH																										
0327/0251 12/01/1980 WD Q V 8,000																										
GRANTOR:																										
GRANTEE:																										
BUILDING NOTES																										
BUILDING DIMENSIONS																										
TOTALS																										
54099 POINT SOUTH DR, CALLAHAN																										
BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE																										
EXTRA FEATURES																										
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											
2	0936	SEPTC TANK	0 0	0 0	1.00	UT	6,000.00	6,000.00	100	2024	1992		100	6,000												
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	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 06/16/2023 BY KW Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS																										