BLOCK 1 LOT 5
POINT SOUTH 3 PB 4/98 & 99

COCHRAN DOROTHY
54087 POINT SOUTH DRIVE
CALLAHAN, FL 32011

2024

37-1N-25-299N-0001-0050

BUILDING CHARACTERISTICS

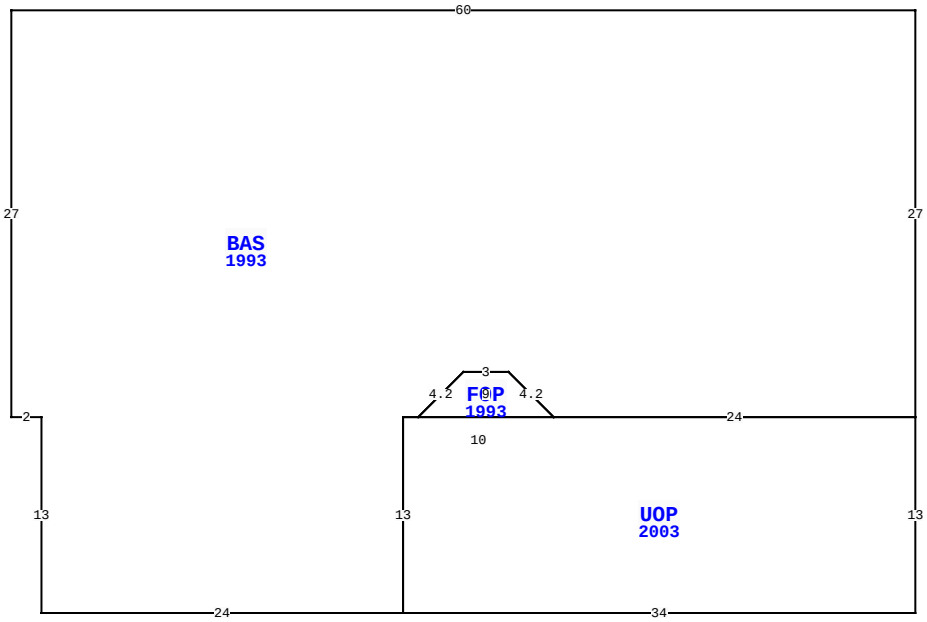
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,914	100	1,914	59,740
FOP	18	30	5	156
UOP	442	25	110	3,433
TOTALS	2,374		2,029	63,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,029	138.7200	104.04	211,097	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 0 Heated Area: 1914 HX Base Yr



54087 POINT SOUTH DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		63,329
TOTAL MARKET OB/XF VALUE		7,010
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		115,339
SOH/AGL Deduction		64,407
ASSESSED VALUE		50,932
TOTAL EXEMPTION VALUE	HX HB WX DX	35,932
BASE TAXABLE VALUE		15,000
TOTAL JUST VALUE		115,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,135

MISC PL SHED + MISC STRGS= NV: 10/23KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
356/786	3/30/1981	WD	U	V	11	100

GRANTOR: WYSE RICHARD H

GRANTEE: COCHRAN WILLIAM F &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E2 S13 E24 UOP=[YR=2003] E34 N13 W24
FOP=[YR=1993] U3 L3 W3 L3 D3 E9$ W10 S13$ N13 E1 U3 R3
E3 R3 D3 E24 N27$.

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	0940	SHEDS/PORT	1	100	22	12	264.00	SF	30.00	30.00	100	2023	1975		20	1,584	
2	0500	FP-PRE FAB	1	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	1994		76	2,660	
3	0351	CARPORT MT	1	100	20	20	400.00	SF	10.00	10.00	100	2023	2004		22	880	
4	0803	ASPHALT C	1	100	0	0	1,813.00	SF	2.00	2.00	100	2023	2003		52	1,886	

LAND DESCRIPTION

TOTAL OB/XF 7,010

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 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