BLOCK 2 LOT 9
IN OR 661/207 & 209
POINT SOUTH 3 PB 4/98 & 99

DEKLE MICHAEL J
54180 POINT SOUTH DRIVE
CALLAHAN, FL 32011

2024

37-1N-25-299N-0002-0090

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	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

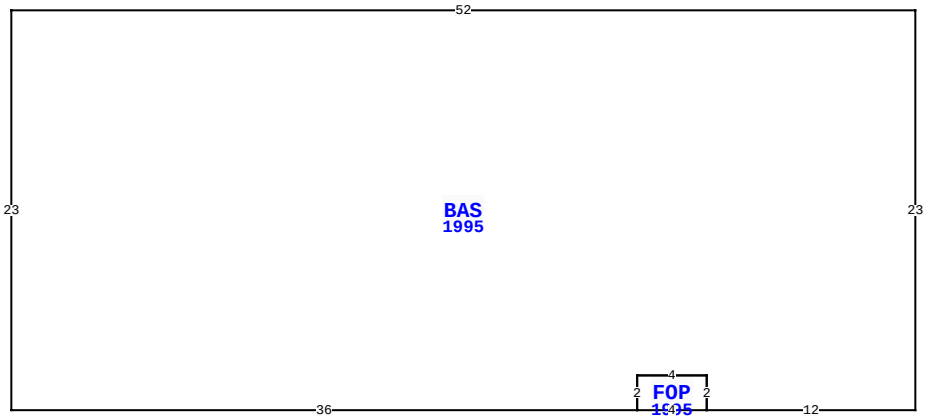
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	29,339
FOP	8	30	2	50
TOTALS	1,196		1,190	29,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,190	117.6000	82.32	97,961	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1996 Heated Area: 1188 HX Base Yr 1996



54180 POINT SOUTH DR, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		29,388
TOTAL MARKET OB/XF VALUE		2,203
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		76,591
SOH/AGL Deduction		44,230
ASSESSED VALUE		32,361
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		7,361
TOTAL JUST VALUE		76,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
XF98	XFOB	400	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0661/0209	6/10/1992	QC	U	I	10	100
GRANTOR: WOODARD JOSEPH & J						
GRANTEE: DEKLE MICHAEL J						
0661/0207	6/10/1992	WD	Q	V		10,400
GRANTOR: WYSE RICHARD & ROBT						
GRANTEE: DEKLE MICHAEL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W52 S23 E36 FOP=[YR=1995] E4 N2 W4 S2$ N2 E4 S2 E12 N23$.

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	0	100	10	12	120.00	SF	21.30	21.30	100	1989	1989	3	20	511	
2	0751	UOP	0	100	8	12	96.00	SF	10.00	10.00	100	1993	1993	3	20	192	
3	0681	POLE SHED	0	100	16	12	192.00	SF	15.00	15.00	100	1990	1990	3	20	576	
4	0681	POLE SHED	0	100	15	12	180.00	SF	15.00	15.00	100	1990	1990	3	20	540	
5	0751	UOP	0	100	24	8	192.00	SF	10.00	10.00	100	1994	1994	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 2,203

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS