LOTS 2 & 3
IN OR 999/924
POINT SOUTH #4 PB 4/111-112

MIXON WILLIE SR & DOROTHY F
54223 POINT SOUTH DR
CALLAHAN, FL 32011

**2024**

**37-1N-25-2990-0002-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 14 | CARPET 100 |
| 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 |
| Quality | 03 | Quality Level 03 |

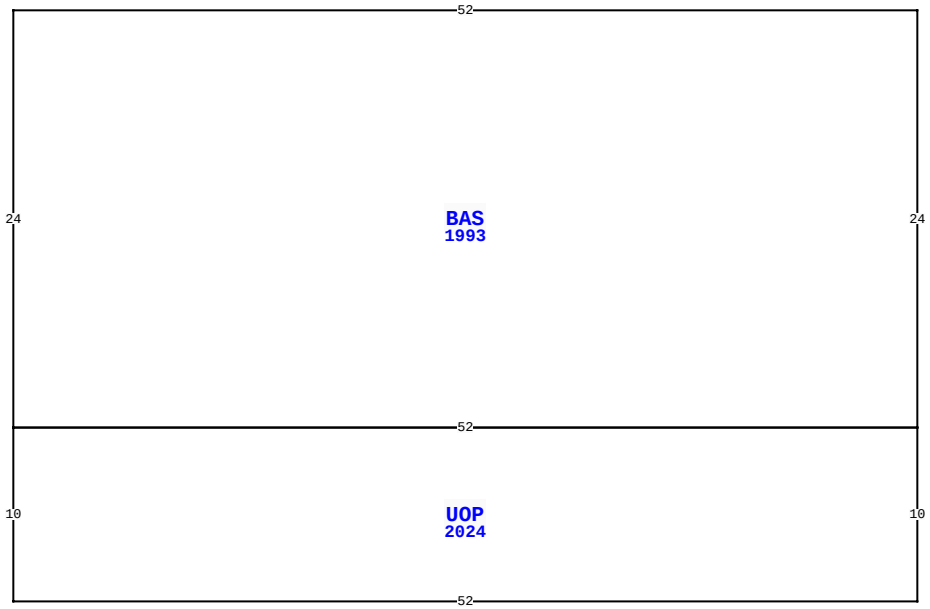
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,248 | 100 | 1,248 | 32,498 |
| UOP | 520 | 25 | 130 | 3,385 |
| TOTALS | 1,768 | | 1,378 | 35,883 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,378 | 124.0000 | 86.80 | 119,610 | 1986 | 1986 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2004 Heated Area: 1248 HX Base Yr 2004




54223 POINT SOUTH DR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 35,883 |
| TOTAL MARKET OB/XF VALUE | | 6,420 |
| TOTAL LAND VALUE - MARKET | | 90,000 |
| TOTAL MARKET VALUE | | 132,303 |
| SOH/AGL Deduction | | 81,197 |
| ASSESSED VALUE | | 51,106 |
| TOTAL EXEMPTION VALUE | HX HB | 26,106 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 132,303 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 125,299 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0999/0924 | 7/25/2001 | WD | U | I | 05 | 43,000 |
| GRANTOR: FIRST UNION NATIONAL | | | | | | |
| GRANTEE: MIXON WILLIE SR & D | | | | | | |
| 0978/0471 | 3/29/2001 | CT | U | I | 14 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: FIRST UNION NATIONA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W52 S24 E52 N24 $
UOP=[YR=2024;ORIG=-52,24] E52 S10 W52 N10 $
.

## 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 | 0510 | GARAGE WD- | 0 | 100 | 21 | 12 | 252.00 | SF | 35.00 | 35.00 | 100 | 1984 | 1984 | 3 | 20 | 1,764 | |
| 2 | 0681 | POLE SHED | 0 | 100 | 10 | 12 | 120.00 | SF | 15.00 | 15.00 | 100 | 1989 | 1989 | 3 | 20 | 360 | |
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1986 | 1986 | 3 | 60 | 2,100 | |
| 4 | 0753 | UEP | 0 | 100 | 8 | 52 | 416.00 | SF | 22.00 | 22.00 | 100 | 1996 | 1996 | 3 | 24 | 2,196 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,420

| 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 | 2.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 90,000 | | | | | | | |

REVIEW DATE 04/08/2024 BY TWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/06/2024 BY SYS