LOT 6
ESMT IN OR 366 PG 418
POINT SOUTH 4 PB 4/111 & 112

JORDAN CHARLES OWEN & MELANIE MARIE
54317 POINT SOUTH DR
CALLAHAN, FL 32011

2024

37-1N-25-2990-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

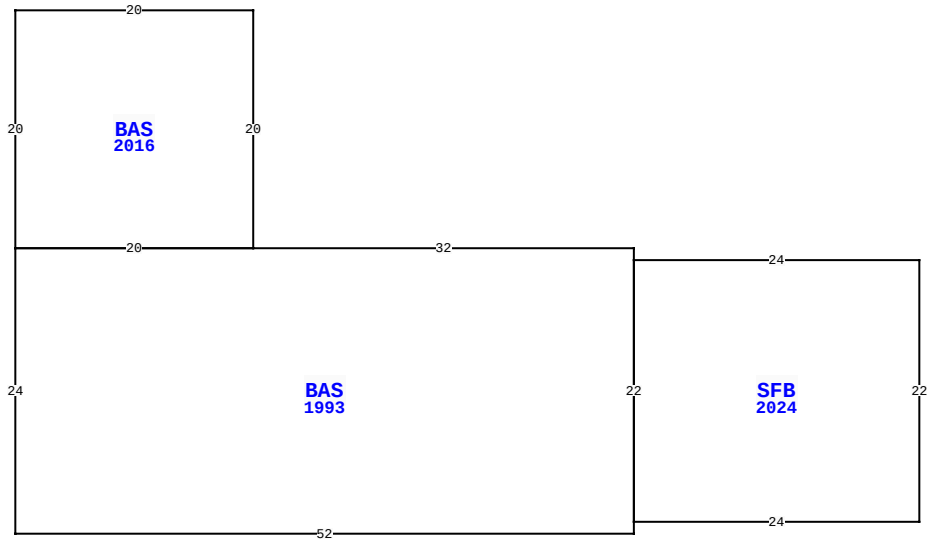
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	06	Quality Level 06
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	74,955
BAS	400	100	400	24,024
SFB	528	80	422	25,345
TOTALS	2,176		2,070	124,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,070	130.0000	91.00	188,370	1984	2010	0	0	0	34.00	66.00

1 M/H 93- – 0% - 0 Heated Area: 2070 HX Base Yr



54317 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	141,581
TOTAL MARKET OB/XF VALUE	10,060
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	196,641
SOH/AGL Deduction	8,205
ASSESSED VALUE	188,436
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,436
TOTAL JUST VALUE	196,641
NCON VALUE	44,433
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2695/662	2/14/2024	WD	Q	I	01	217,000
GRANTOR: VEST DANIEL R & TREAS						
GRANTEE: JORDAN CHARLES OWEN						
2143/0141	8/25/2017	WD	Q	I	01	117,000
GRANTOR: MCGRAYER ALISA & WILL						
GRANTEE: VEST DANIEL R & TRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W32 W20 S24 E52 N1 N22 N1 $
SFB=[YR=2024;ORIG=0,1] E24 S22 W24 N22 $
BAS=[YR=2016;ORIG=-32,0] N20 W20 S20 E20 $
.

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	0680	POLE SHED	0	0	12	12	320.00	SF	10.00	10.00	100	2012	2012	3	68	2,176	
2	0811	CONCRETE B	0	0	0	0	1,400.00	SF	5.20	5.20	100	1990	1990	3	59.5	4,332	
3	0754	FOP	0	0	12	8	96.00	SF	15.00	15.00	100	1990	1990	3	20	288	
5	0810	CONCRETE A	0	0	18	30	540.00	SF	6.50	6.50	100	2012	2012	3	93	3,264	

LAND DESCRIPTION

TOTAL OB/XF 10,060

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	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 04/08/2024 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

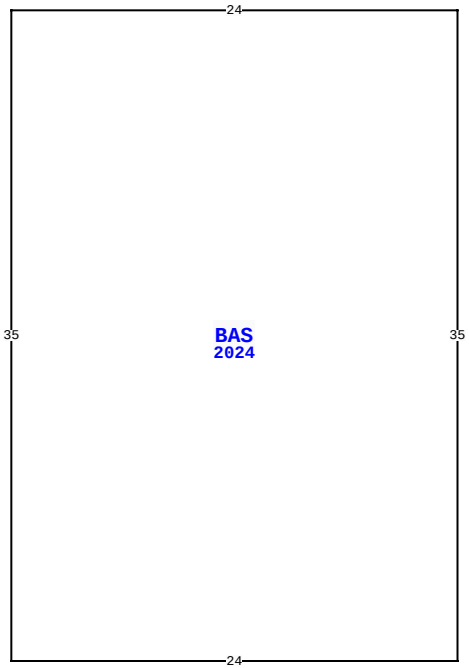
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 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	840	100	840	17,257
TOTALS	840		840	17,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	60.5000	21.18	17,791	2020	2020	0	0	0	3.00	97.00

2 GARAGE RES – 0% - 2024 Heated Area: 840 HX Base Yr



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2143/0141	8/25/2017	WD	Q	I	01	117,000
GRANTOR: MCGRAYER ALISA & WILL						
GRANTEE: VEST DANIEL R & TRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E24 S35 W24 N35 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/08/2024 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS