

PEARSON EDDIE J SR & BRENDA G
54308 POINT SOUTH DRIVE
CALLAHAN, FL 32011

37-1N-25-2990-0025-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
Exterior Wall		25	MOD METAL 100		0820	02	1,084	86.7000	60.69	65,788	1981	1981	0	0	0	70.00	30.00	VALUATION BY		STANDARD																			
Roof Structur		01	FLAT 100		1 M/H 93- - 100% - 0													Heated Area: 1084					HX Base Yr					Tax Group: 6		Tax Dist:									
Roof Cover		01	MINIMUM 100		20 15 29 36 14 56 BAS 1993													BUILDING MARKET VALUE					19,736																
Interior Wall		04	PLYWOOD 100															TOTAL MARKET OB/XF VALUE					1,286																
Interior Floo		14	CARPET 90															TOTAL LAND VALUE - MARKET					45,000																
Interior Floo		07	CORK/VTILE 10															TOTAL MARKET VALUE					66,022																
Air Condition		01	NONE 100															SOH/AGL Deduction					38,630																
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE					27,392																
Bedrooms			2 100															TOTAL EXEMPTION VALUE					HX HB 25,000																
Bathrooms			1 100															BASE TAXABLE VALUE					2,392																
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE					66,022																
Stories		1.	1. 100															NCON VALUE					0																
Units			0 100		INCOME VALUE																																		
					PREVIOUS YEAR MKT VALUE					64,614																													
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	1,084	100	1,084	19,736																																			
TOTALS					1,084		1,084		19,736																														
EXTRA FEATURES					54308 POINT SOUTH DR, CALLAHAN										BLD DATE				LGL DATE																				
															XF DATE				LAND DATE																				
															INC DATE				AG DATE																				
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																							
1	1243	WD DECK F	0 100	8	10	80.00	SF	8.00	8.00	100	1985	1985	3	20	128																								
2	0940	SHEDS/PORT	0 100	0	0	288.00	SF	20.10	20.10	100	1975	1975	3	20	1,158																								