

LOT 26
IN OR 1719/480
2012 FLEET/DW/MH

DEKLE CHRISTOPHER M
54262 POINT SOUTH DRIVE
CALLAHAN, FL 32011

2024

37-1N-25-2990-0026-0000



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	04	Quality Level 04
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	2,052	100	2,052	137,918
TOTALS	2,052		2,052	137,918

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00

REVIEW DATE 01/14/2021 BY KWA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	2,052	131.7800	98.84	202,820	2011	2011	0	0	0 32.00	68.00	
1 M/H 94+ - 100% - 2012 Heated Area: 2052 HX Base Yr 2012												
27 -76 -76 27												
BAS 2011												

54262 POINT SOUTH DR, CALLAHAN												
BLD DATE				LGL DATE								
XF DATE				LAND DATE								
INC DATE				AG DATE								

TOTAL OB/XF 1,880												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011

TOTAL OB/XF 1,880												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT		1.00

Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					137,918				
TOTAL MARKET OB/XF VALUE					1,880				
TOTAL LAND VALUE - MARKET					45,000				
TOTAL MARKET VALUE					184,798				
SOH/AGL Deduction					74,746				
ASSESSED VALUE					110,052				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					60,052				
TOTAL JUST VALUE					184,798				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					179,408				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5368	CO ISSUED	0	10/04/2011
P14954	NEW CONSTR	0	09/01/2011
E23726	NEW CONSTR	0	08/01/2011
M16461	H/AC	0	08/01/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1719/0480	1/11/2011	TX	U	V	11	3,100	
GRANTOR: TAX COLLECTOR							
GRANTEE: DEKLE CHRISTOPHER M							
1505/0743	6/12/2007	TX	U	I	04	4,300	
GRANTOR: TAX COLLECTOR							
GRANTEE: TERRA MAR WASTE LAN							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2011] W76 S27 E76 N27\$.									