

LOT 12
POINT SOUTH #2 PB 4/82 & 83

CREWS CHRISTINE L L/E/
54137 DEBRA LANE
CALLAHAN, FL 32011

2025

37-1N-25-299M-0012-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																						
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	30	VINYL 100	0800	02	1,323	117.2000	99.62	131,797	1999	2005	0	0	0	46.00	54.00	STANDARD																								
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2004														Heated Area: 1323												HX Base Yr 2004											
Roof Cover	03	COMP SHNGL 100	27 49 49 27 BAS 2001																																					
Interior Wall	05	DRYWALL 100																																						
Interior Floo	14	CARPET 80																																						
Interior Floo	08	SHT VINYL 20																																						
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,323	100	2001	1,323	71,170																																			
TOTALS			1,323			1,323	71,170																																	
EXTRA FEATURES			54137 DEBRA LN, CALLAHAN																																					
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	0754	FOP	0 100	16	10	160.00	SF	15.00	15.00	100	2000	2000	3	20	480																									
2	0812	CONCRETE C	0 100	0	0	1,974.00	SF	4.00	4.00	100	2000	2000	3	77	6,080																									
LAND DESCRIPTION			TOTAL OB/XF 6,560																																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000																							
REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS																																								