BLOCK 1 LOT 3
POINT SOUTH 3 PB 4/98 & 99

JENKINS JESSE III & KEELY
54135 POINT SOUTH DR
CALLAHAN, FL 32011

2025

37-1N-25-299N-0001-0030

BUILDING CHARACTERISTICS

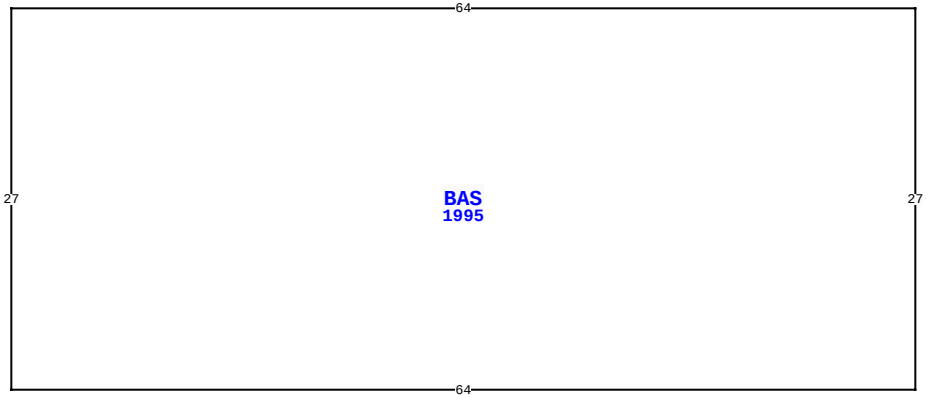
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1995	1,728	166,977
TOTALS	1,728			1,728	166,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,728	151.5800	128.84	222,636	1995	2015	0	0	0	25.00	75.00

1 M/H 94+ – 100% - 2023 Heated Area: 1728 HX Base Yr 2023



54135 POINT SOUTH DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		166,977
TOTAL MARKET OB/XF VALUE		1,008
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		217,985
SOH/AGL Deduction		8,875
ASSESSED VALUE		209,110
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		158,388
TOTAL JUST VALUE		217,985
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95790	MH MOVE-ON	0	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2554/1307	4/01/2022	TD	Q	I	01	252,500
GRANTOR: 54135 POINT SOUTH LAN						
GRANTEE: JENKINS JESSE III &						
2520/0237	12/08/2021	WD	U	I	37	128,000
GRANTOR: JAMES EVAN S & CHRIST						
GRANTEE: 54135 POINT SOUTH D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W64 S27 E64 N27 $.

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	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2016	2016	3	70	1,008	

LAND DESCRIPTION

TOTAL OB/XF 1,008

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	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 04/08/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS