BLOCK 2 LOT 10
OR 836/44 & 46
POINT SOUTH 3 PB 4/98 & 99

KATO DAVID E & DEBRA
54150 POINT SOUTH DRIVE
CALLAHAN, FL 32011

2025

37-1N-25-299N-0002-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 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

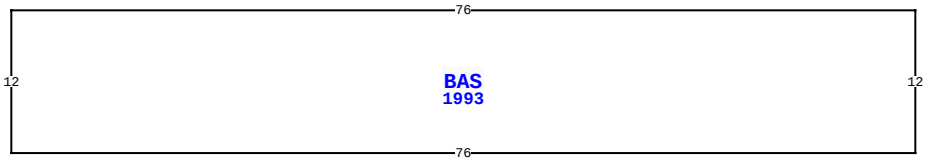
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	1993	912	19,962
TOTALS	912			912	19,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	912	91.2000	72.96	66,540	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 912 HX Base Yr 1989



54150 POINT SOUTH DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		19,962
TOTAL MARKET OB/XF VALUE		112
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		70,074
SOH/AGL Deduction		43,470
ASSESSED VALUE		26,604
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		1,604
TOTAL JUST VALUE		70,074
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		62,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7807	MH MOVE-ON	16,900	05/15/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0836/0046	6/03/1998	PR	Q	I	06	100
GRANTOR: HALL SHERYL P/R						
GRANTEE: KATO DAVID E & DEBR						
0836/0044	6/03/1998	WD	Q	I	06	7,300
GRANTOR: WYSE ROBERT W						
GRANTEE: KATO DAVID & DEBRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W76 S12 E76 N12$.

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	8	7	56.00	SF	10.00	10.00	100	1990	1990	3	20	112	

LAND DESCRIPTION

TOTAL OB/XF 112

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