LOT 14
IN OR 2035/980
R235765 & R235766- 86' PINE

REAVES SHAWN
45884 PICKETT ST
CALLAHAN, FL 32011

2025

37-1N-25-2990-0014-0000

BUILDING CHARACTERISTICS

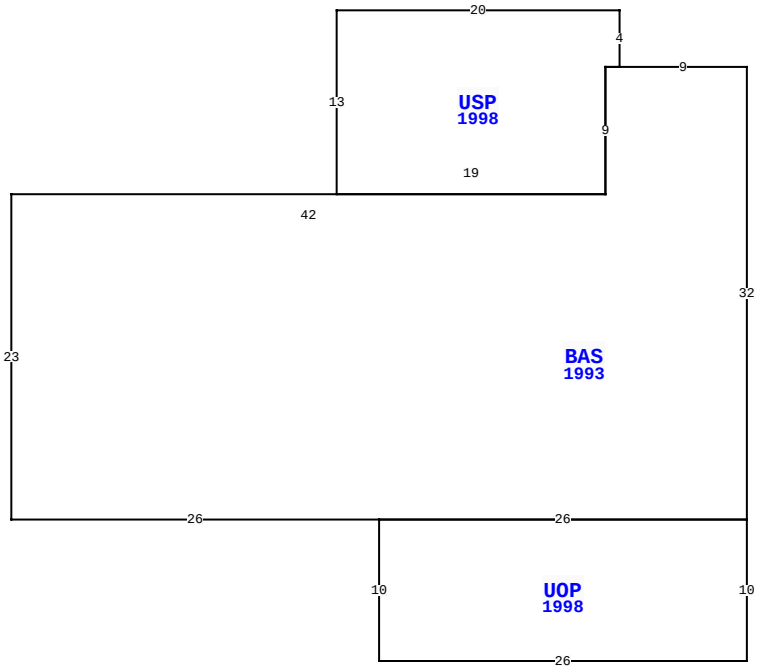
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,286	100	1993	1,286	37,346
UOP	260	25	1998	65	1,888
USP	251	50	1998	126	3,659
TOTALS	1,797			1,477	42,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,477	121.0000	96.80	142,974	1986	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1286 HX Base Yr



54496 POINT SOUTH DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	42,892
TOTAL MARKET OB/XF VALUE	5,137
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	98,029
SOH/AGL Deduction	36,126
ASSESSED VALUE	61,903
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,903
TOTAL JUST VALUE	98,029
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5970	CHNGE SRVC	0	06/05/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2035/0980	5/17/2016	SW	U	I	37	29,500
GRANTOR: NRZ REO INVENTORY COR						
GRANTEE: REAVES SHAWN						
2022/1684	1/09/2016	SW	U	I	12	100
GRANTOR: JPMORGAN CHASE BANK N						
GRANTEE: NRZ REO INVENTORY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 USP=[YR=1998] N4 W20 S13 E19 N9 E1$ W1 S9 W42 S23 E26 UOP=[YR=1998] S10 E26 N10 W26$ E26 N32$.

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	0350	CARPORT WD	0	0	19	20	380.00	SF	13.00	13.00	100	1992	1992	3	20	988	
2	0812	CONCRETE C	0	0	0	0	960.00	SF	4.00	4.00	100	1992	1992	3	62	2,381	
3	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50	6.50	100	1995	1995	3	68	1,768	

LAND DESCRIPTION

TOTAL OB/XF 5,137

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	0	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