LOT 24
IN OR 2120/1076
ESMT IN OR 366 PG 414

BOATRIGHT GARRY C
54332 POINT SOUTH DR
CALLAHAN, FL 32011

2025

37-1N-25-2990-0024-0000

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 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

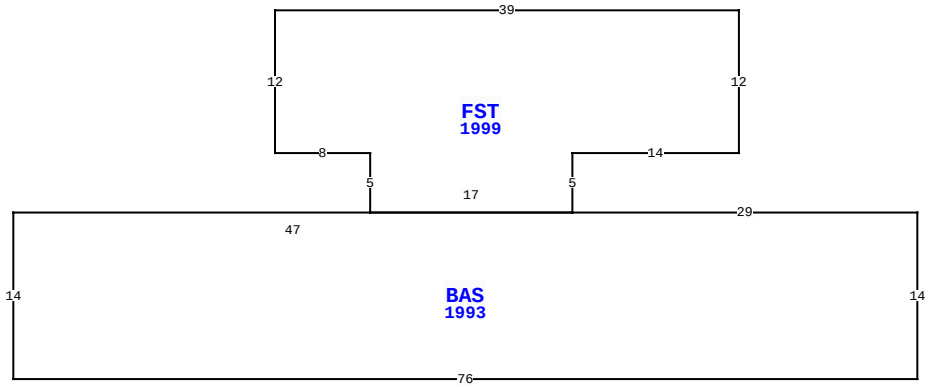
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1993	1,064	25,178
FST	553	65	1999	359	8,495
TOTALS	1,617			1,423	33,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,423	98.6000	78.88	112,246	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1999 Heated Area: 1064 HX Base Yr 1999



54332 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		33,674
TOTAL MARKET OB/XF VALUE		619
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		84,293
SOH/AGL Deduction		42,121
ASSESSED VALUE		42,172
TOTAL EXEMPTION VALUE	HX HB DX	30,000
BASE TAXABLE VALUE		12,172
TOTAL JUST VALUE		84,293
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2120/1076	5/16/2017	QC	U	I	11	100
GRANTOR: BOATRIGHT ARTHUR D						
GRANTEE: BOATRIGHT GARRY C						
0953/0321	10/10/2000	QC	U	I	07	100
GRANTOR: BOATRIGHT MARTHA M						
GRANTEE: BOATRIGHT GARRY & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 FST=[YR=1999] N5 E14 N12 W39 S12 E8 S5 E17 $ W47 S14 E76 N14 $.

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	0940	SHEDS/PORT	0	100	8	16	128.00	SF	19.50	19.50	100	1993	1993	3	20	499	
2	1242	WD DECK A	0	100	10	8	80.00	SF	7.50	7.50	100	2000	2000	3	20	120	

LAND DESCRIPTION

TOTAL OB/XF 619

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS