

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

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

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

25 MOD METAL 100
03 GABLE/HIP 100
01 MINIMUM 100
05 DRYWALL 100
14 CARPET 80
08 SHT VINYL 20
01 NONE 100
04 AIR DUCTED 100

3 100
2 100
02 WOOD FRAME 100

1. 1. 100
0 100
06 DIST 1D 100

Exterior Wall
Roof Structur
Roof Cover
Interior Wall
Interior Floo
Interior Floo
Air Condition
Heating Type
Bedrooms
Bathrooms
Frame
Stories
Units
BUD8 Adjustme

03 Quality Level 03
0200 MOBILE HOME
MAP NUMMKT AREA08
NEIGHBORHOOD/LOC8026.00
AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE
BAS912100199391221,209

TOTALS912100199391221,209

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

08200291291.200077.5270,698198919890070.0030.00

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

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/07/2026MLU

EXTRA FEATURES

54150 POINT SOUTH DR, CALLAHAN

LNOBXF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOBXF MKT VALUENOTES

11242WD DECK A01008756.00SF10.0010.0010019901990320112

LAND DESCRIPTION

TOTAL OB/XF112

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006OR0.000.001.00LT1.001.001.0051,000.0051,000.0051,000

REVIEW DATE04/08/2024BYTWA

Total Acres: 0.00Total Land Value: 51,000Market: 0Agricultural: 0Common: 51,000PRINTED 07/09/2026 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE21,209

TOTAL MARKET OB/XF VALUE112

TOTAL LAND VALUE - MARKET51,000

TOTAL MARKET VALUE72,321

SOH/AGL Deduction44,999

ASSESSED VALUE27,322

TOTAL EXEMPTION VALUEHX HB25,000

BASE TAXABLE VALUE2,322

TOTAL JUST VALUE72,321

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE70,074

SALES DATA

OFF RECORD NumberDATETYPEINSTQUVIIRSN CD SALE PRICE

0836/00466/03/1998PRQI06100

GRANTOR: HALL SHERYL P/R

GRANTEE: KATO DAVID E & DEBR

0836/00446/03/1998WDQI067,300

GRANTOR: WYSE ROBERT W

GRANTEE: KATO DAVID & DEBRA

BUILDING NOTES

BUILDING DIMENSIONS

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