LOT 1
POINT SOUTH 4 PB 4/111 & 112

CAPPS TRENNA D L/E/
54211 POINT SOUTH DR
CALLAHAN, FL 32011-0995

2026

37-1N-25-2990-0001-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 100
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

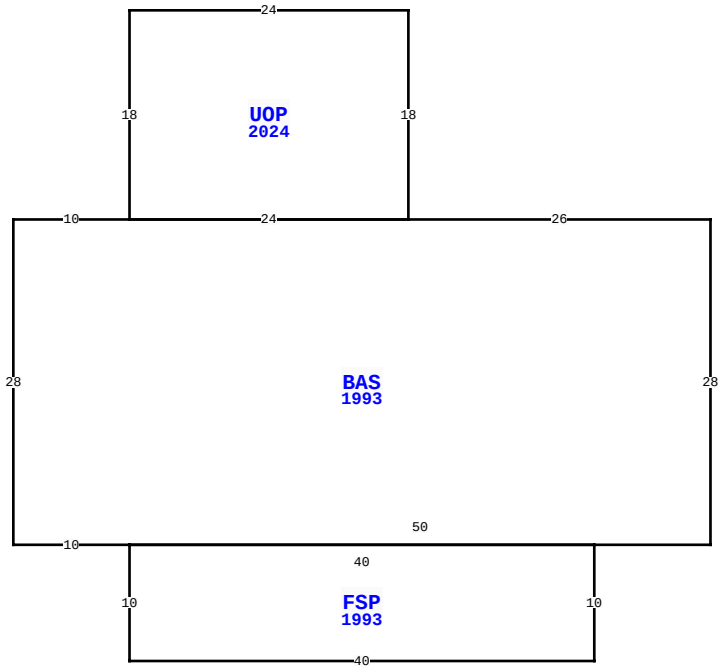
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1993	1,680	50,551
FSP	400	60	1993	240	7,222
UOP	432	25	2024	108	3,250
TOTALS	2,512			2,028	61,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,028	118.0000	100.30	203,408	1988	1988	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 1680 HX Base Yr 1992



54211 POINT SOUTH DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		61,022
TOTAL MARKET OB/XF VALUE		6,917
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		118,939
SOH/AGL Deduction		67,538
ASSESSED VALUE		51,401
TOTAL EXEMPTION VALUE	HX HB	26,401
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		118,939
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7365	MH MOVE-ON	35,000	07/06/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2751/44	11/10/2024	LE	U	I	11	100
GRANTOR: CAPPS TRENNA D						
GRANTEE: HESTER-LOPES RHONDA						
0441/0535	12/01/1984	WD	Q	V		8,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W26 W24 W10 S28 E10 E50 N28 $
FSP=[YR=1993;ORIG=-50,28] S10 E40 N10 W40 $
UOP=[YR=2024;ORIG=-50,0] E24 N18 W24 S18 $
.

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	8	64.00	SF	20.10	20.10	100	1988	1988	3	20	257	
2	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	1988	1988	3	20	192	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	
4	0510	GARAGE WD-	0	100	20	24	480.00	SF	35.00	35.00	100	2000	2000	3	26	4,368	

LAND DESCRIPTION

TOTAL OB/XF 6,917

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	51,000.00	51,000.00	51,000							

REVIEW DATE 04/08/2024 BY TWA Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS