LOT 4
IN OR 2025/1274
POINT SOUTH #4 PB 4/111-112

MIXON WILLIE/MIXON FAYE
54223 POINT SOUTH DRIVE
CALLAHAN, FL 32011

2026

37-1N-25-2990-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

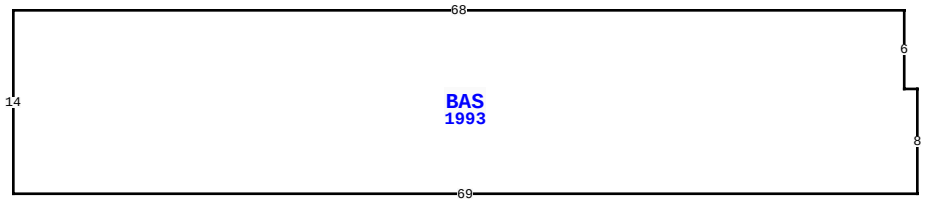
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	23,550
TOTALS	960			960	23,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	960	96.2000	81.77	78,499	1986	1986	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 960 HX Base Yr



54253 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	23,550
TOTAL MARKET OB/XF VALUE	4,232
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	78,782
SOH/AGL Deduction	29,308
ASSESSED VALUE	49,474
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,474
TOTAL JUST VALUE	78,782
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M982966	MH MOVE-ON	0	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2025/1274	1/27/2016	QC	U	I	11	100
GRANTOR: MIXON WILLIE						
GRANTEE: MIXON WILLIE & FAYE						
1216/0192	3/18/2004	QC	Q	I	01	25,000
GRANTOR: MIXON MICHAEL & DONNA						
GRANTEE: MIXON WILLIE F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W68 S14 E69 N8 W1 N6$.

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	0200	BARN WD 0-	0	0	37	20	740.00	SF	20.00	20.00	100	1986	1986	3	20	2,960	
2	0681	POLE SHED	0	0	20	12	240.00	SF	15.00	15.00	100	2000	2000	3	26	936	
3	0752	USP	0	0	10	8	80.00	SF	15.00	15.00	100	2002	2002	3	28	336	

LAND DESCRIPTION

TOTAL OB/XF 4,232

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	51,000.00	51,000.00	51,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS