LOTS 11 & 12
POINT SOUTH 4 PB 4/111-112

MELTON ROBERT BRITT
54483 POINT SOUTH DR
CALLAHAN, FL 32011

2026

37-1N-25-2990-0011-0000

BUILDING CHARACTERISTICS

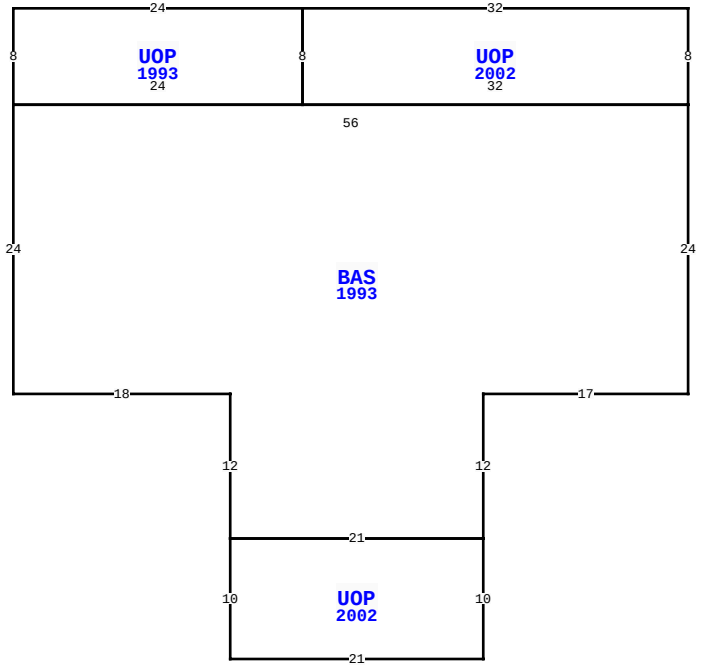
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,596	100	1993	1,596	46,396
UOP	192	25	1993	48	1,395
UOP	210	25	2002	52	1,512
UOP	256	25	2002	64	1,861
TOTALS	2,254			1,760	51,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,760	114.0000	96.90	170,544	1986	1986	0	0	0	70.00	30.00

1 M/H 93- 0% - 2025 Heated Area: 1596 HX Base Yr



54483 POINT SOUTH DR, CALLAHAN

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

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	0681	POLE SHED	0	0	11	17	187.00	SF	15.00	15.00	100	1987	1987	3	20	561	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	56	1,120	
3	1242	WD DECK A	0	0	0	0	344.00	SF	10.00	10.00	100	1990	1990	3	20	688	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	51,163
TOTAL MARKET OB/XF VALUE	2,369
TOTAL LAND VALUE - MARKET	102,000
TOTAL MARKET VALUE	155,532
SOH/AGL Deduction	7,570
ASSESSED VALUE	147,962
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,962
TOTAL JUST VALUE	155,532
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2781/915	4/14/2025	QC	U	I	11	3,000
GRANTOR: PALLONE VICTORIA N						
GRANTEE: MELTON ROBERT BRITT						
2761/1440	1/14/2025	QC	U	I	11	100
GRANTOR: THOMPSON CHARLES						
GRANTEE: MELTON ROBERT BRITT						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2002] W32 UOP=[YR=1993] W24 S8 BAS=[YR=1993] S24 E18 S12 UOP=[YR=2002] S10 E21 N10 W21$ E21 N12 E17 N24 W56$ E24 N8$ S8 E32 N8$.

LAND DESCRIPTION

TOTAL OB/XF 2,369

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	2.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	102,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 07/09/2026 BY SYS