LOT 23
IN OR 704 PG 1908
POINT SOUTH #4 PB 4/111-112

KILGORE KATHY L
54358 POINT SOUTH DRIVE
CALLAHAN, FL 32011

2026

37-1N-25-2990-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
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

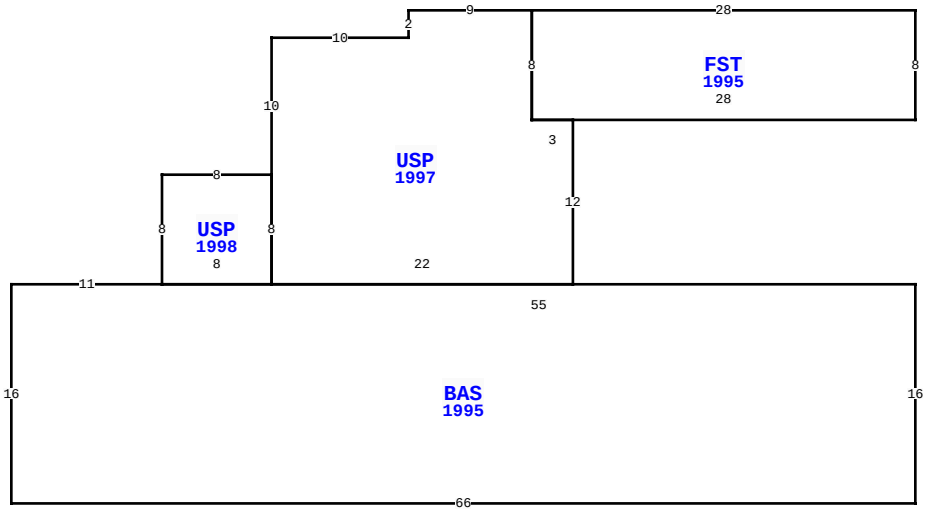
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1995	1,056	33,131
FST	224	65	1995	146	4,581
USP	396	50	1997	198	6,212
USP	64	50	1998	32	1,004
TOTALS	1,740			1,432	44,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,432	116.2000	104.58	149,759	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ 100% - 1996 Heated Area: 1056 HX Base Yr 1996



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		44,928
TOTAL MARKET OB/XF VALUE		624
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		96,552
SOH/AGL Deduction		43,780
ASSESSED VALUE		52,772
TOTAL EXEMPTION VALUE	HX HB	27,772
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		96,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B973908	GARAGE	40,800	05/01/1997
MHU95860	MH MOVE-ON	0	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0704/1908	5/19/1994	WD	U	V	13	22,500

GRANTOR: SHEFFIELD WM F PROFIT
GRANTEE: KILGORE KATHY L

0704/0053	5/09/1994	WD	Q	I	06	19,900

GRANTOR: WYSE RICHARD & ROBERT
GRANTEE: SHEFFIELD WM INC PR

54358 POINT SOUTH DR, CALLAHAN

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

BUILDING NOTES

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	1242	WD DECK A	0	100	0	0	96.00	SF	10.00	10.00	100	2016	2016	3	65	624	

BUILDING DIMENSIONS

FST=[YR=1995] W28 USP=[YR=1997] W9 S2 W10 S10 USP=[YR=1998] W8 S8 BAS=[YR=1995] W11 S16 E66 N16 W55$ E8 N8$ S8 E22 N12 W3 N8$ S8 E28 N8$.

LAND DESCRIPTION

TOTAL OB/XF 624

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 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