LOT 3 IN OR 2622/446
NASSAU OAKS SEC 1 UNR

RADTKE BRETT
56453 NASSAU OAKS DRIVE
CALLAHAN, FL 32011

2023

48-3N-25-4195-0003-0000

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

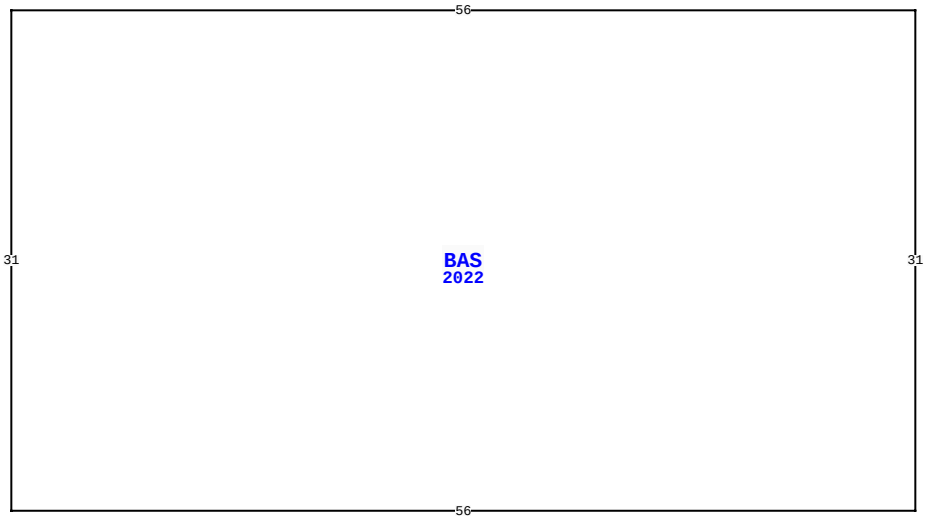
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100	1,736	182,984
TOTALS	1,736		1,736	182,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,736	152.1000	106.47	184,832	2022	2022	0	0	0	1.00	99.00

2 M/H 94+ – 0% - 2023 Heated Area: 1736 HX Base Yr



56453 NASSAU OAKS DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	182,984
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	227,984
SOH/AGL Deduction	0
ASSESSED VALUE	227,984
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,984
TOTAL JUST VALUE	227,984
NCON VALUE	182,983
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012418	CO ISSUED	0	10/13/2022
22012418	MH MOVE-ON	0	08/15/2022
MH951125	MH MOVE-ON	0	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2622/0446	2/23/2023	WD	Q	I	01	275,500
GRANTOR: ALPINE PROPERTIES LLC						
GRANTEE: RADTKE BRETT						
2565/0920	5/20/2022	WD	U	I	37	50,000
GRANTOR: EDWARDS LINDA & MELIS						
GRANTEE: ALPINE PROPERTIES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W56 S31 E56 N31$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000102	C	SFR/MH	0	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 03/07/2023 BY DJ Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS