

LOTS 7 & 8
IN OR 687 PG 745
R 107145 & 107146

WRIGHT VELGA V
56393 NASSAU OAKS DRIVE
CALLAHAN, FL 32011

2023

48-3N-25-4195-0007-0000



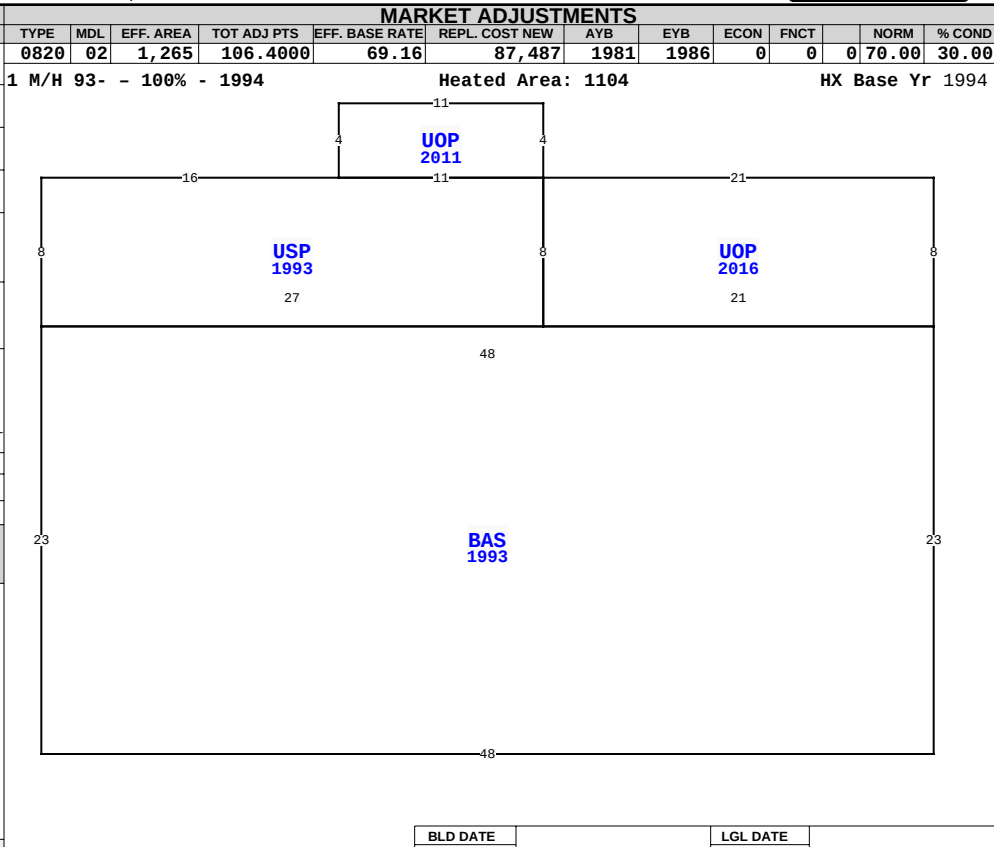
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100

Quality	03	Quality Level 03
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	1,104	100	1,104	22,906
UOP	44	25	11	228
UOP	168	25	42	872
USP	216	50	108	2,241
TOTALS	1,532		1,265	26,246

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0681	POLE SHED	0	100	8	19	152.00	SF	15.00	15.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0940	SHEDS/PORT	0	100	12	16	192.00	SF	21.30	21.30	
4	0810	CONCRETE A	0	100	16	24	384.00	SF	6.50	6.50	
5	2701	QUONSET GD	0	100	24	26	624.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	2.00	LT	



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

TOTAL OB/XF											
10,228											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	26,246		
TOTAL MARKET OB/XF VALUE	10,228		
TOTAL LAND VALUE - MARKET	90,000		
TOTAL MARKET VALUE	126,474		
SOH/AGL Deduction	71,693		
ASSESSED VALUE	54,781		
TOTAL EXEMPTION VALUE	HX HB WX 34,781		
BASE TAXABLE VALUE	20,000		
TOTAL JUST VALUE	126,474		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	116,135		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007641	REPAIR/RRF	4,730	09/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0687/0745	8/27/1993	WD	Q	I		34,000	
GRANTOR: MCSWAIN CHARLES & C							
GRANTEE: WRIGHT JAMES & VELG							
0656/0289	4/29/1992	WD	Q	I		30,500	
GRANTOR: ROSIER JOHN & MERRIE							
GRANTEE: MCSWAIN CHARLES & C							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2016] W21 UOP=[YR=2011] N4 W11 S4 USP=[YR=1993] W16 S8 BAS=[YR=1993] S23 E48 N23 W48\$ E27 N8 W11\$ E11\$S8 E21 N8\$.											