LOT 24
IN OR 2352/1233
NASSAU OAKS SEC 1 UNR

CARTER CHARLES H & ELLEN DIANE
56370 NASSAU OAKS DR
CALLAHAN, FL 32011

**2023**

**48-3N-25-4195-0024-0000**

## 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 | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 |
| Quality | 03 | Quality Level 03 |

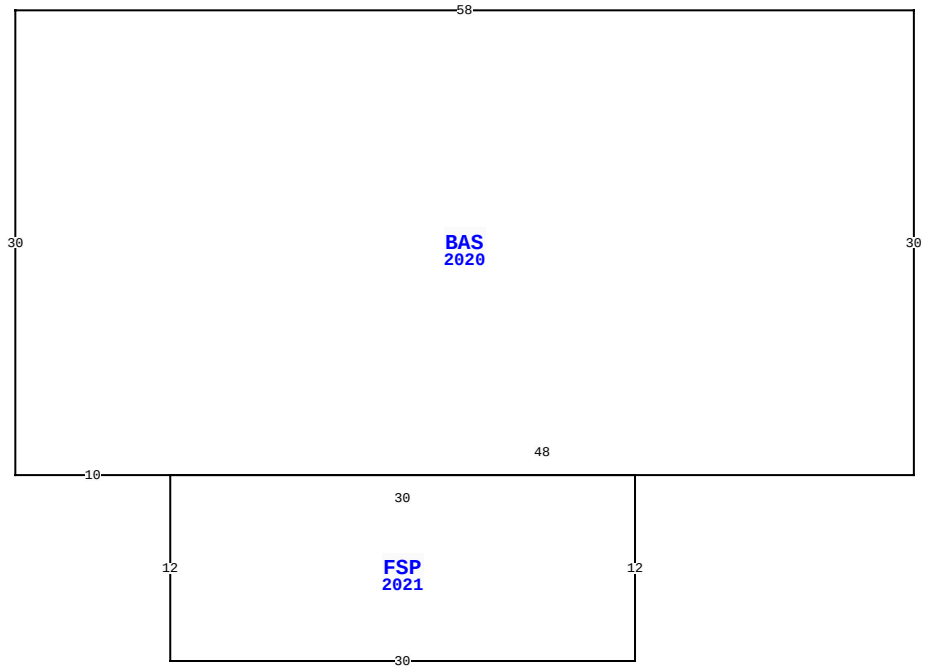
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,740 | 100 | 1,740 | 138,462 |
| FSP | 360 | 60 | 216 | 17,188 |
| TOTALS | 2,100 | | 1,956 | 155,650 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,956 | 116.0000 | 81.20 | 158,827 | 2020 | 2020 | 0 | 0 | 0 | 2.00 | 98.00 |

1 M/H 94+ – 100% - 2021 Heated Area: 1740 HX Base Yr 2021




56370 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 | | 177,506 |
| TOTAL MARKET OB/XF VALUE | | 2,413 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 224,919 |
| SOH/AGL Deduction | | 44,984 |
| ASSESSED VALUE | | 179,935 |
| TOTAL EXEMPTION VALUE | HX HB SX | 100,000 |
| BASE TAXABLE VALUE | | 79,935 |
| TOTAL JUST VALUE | | 224,919 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 180,421 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20007491 | MH MOVE-ON | 0 | 08/19/2020 |
| 20006111 | GARAGE | 43,470 | 07/15/2020 |
| MH003351 | MH MOVE-ON | 0 | 12/01/2000 |
| MH992610 | MH MOVE-ON | 0 | 01/03/1999 |
| 9116 | MH MOVE-ON | 500 | 11/18/1992 |
| 8830 | MH MOVE-ON | 2,000 | 03/05/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2352/1233 | 4/02/2020 | WD | U | V | 11 | 100 |
| GRANTOR: BRAREN LOUISE T | | | | | | |
| GRANTEE: CARTER CHARLES H & | | | | | | |
| 2351/1547 | 4/02/2020 | WD | Q | V | 01 | 39,000 |
| GRANTOR: BRAREN LOUISE T | | | | | | |
| GRANTEE: CARTER CHARLES H & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W58 S30 E10 FSP=[YR=2021] S12 E30 N12 W30$E48 N30$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 375.00 | SF | 6.50 | 6.50 | 100 | 2020 | 2020 | 3 | 99 | 2,413 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,413

| 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 | 100 | 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 11/18/2020 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS

LOT 24
IN OR 2352/1233
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**2023**

**48-3N-25-4195-0024-0000**

## NASSAU COUNTY PROPERTY



## 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 | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

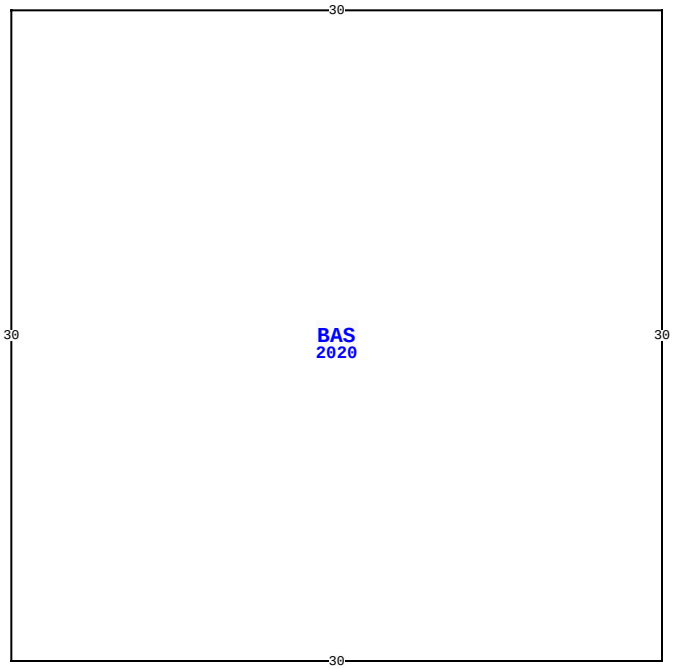
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5011.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 900 | 100 | 900 | 21,856 |
| TOTALS | 900 | | 900 | 21,856 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 900 | 70.7940 | 24.78 | 22,302 | 2020 | 2020 | 0 | 0 | 0 | 2.00 | 98.00 |

2 GARAGE RES – 100% - 2021 Heated Area: 900 HX Base Yr 2021

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| BLD DATE | | LGL DATE | |
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## VALUATION SUMMARY

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| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 224,919 |
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| ASSESSED VALUE | | 179,935 |
| TOTAL EXEMPTION VALUE | HX HB SX | 100,000 |
| BASE TAXABLE VALUE | | 79,935 |
| TOTAL JUST VALUE | | 224,919 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 180,421 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3100 | N/A | 6,300 | 11/22/1985 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2352/1233 | 4/02/2020 | WD | U | V | 11 | 100 |
| GRANTOR: BRAREN LOUISE T | | | | | | |
| GRANTEE: CARTER CHARLES H & | | | | | | |
| 2351/1547 | 4/02/2020 | WD | Q | V | 01 | 39,000 |
| GRANTOR: BRAREN LOUISE T | | | | | | |
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## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W30 S30 E30 N30$.

## EXTRA FEATURES

| L N | 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

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 11/18/2020 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS