LOT 27 IN OR 781/631
NASSAU OAKS SEC 1 UNR

CURRENT RICHARD K & TERRY L
56414 NASSAU OAKS DR
CALLAHAN, FL 32011

2023

48-3N-25-4195-0027-0000

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	03	CONC FINSH 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

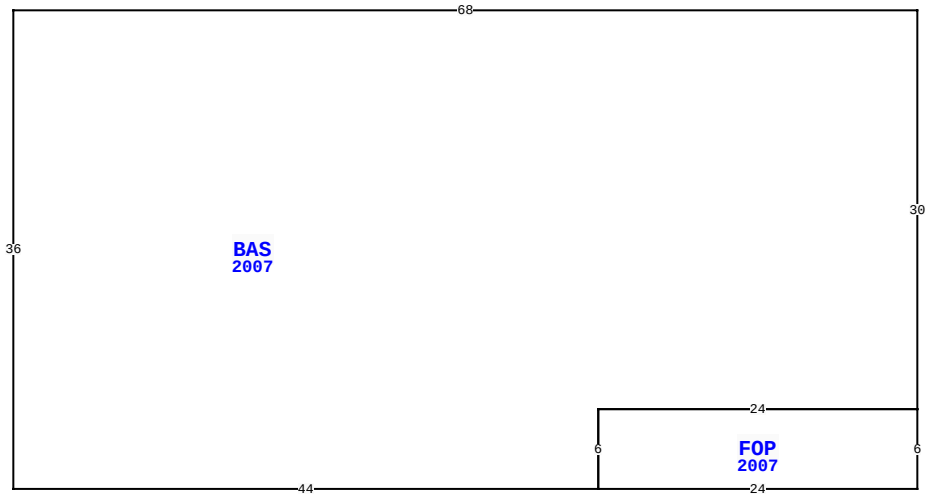
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,304	100	2,304	202,401
FOP	144	30	43	3,778
TOTALS	2,448		2,347	206,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,347	104.6640	94.46	221,698	2007	2007	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 1997 Heated Area: 2304 HX Base Yr 1997



56414 NASSAU OAKS DR, CALLAHAN

BLD DATE	11/20/2007	KW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		213,093
TOTAL MARKET OB/XF VALUE		6,440
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		264,533
SOH/AGL Deduction		116,306
ASSESSED VALUE		148,227
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		98,227
TOTAL JUST VALUE		264,533
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C08769	CO ISSUED	0	09/01/2001
B0108769	NEW CONSTR	99,115	09/01/2001
MH982410	MH MOVE-ON	0	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0781/0631	1/03/1997	WD	U	V	21	17,000
GRANTOR: LEWIS H D & RICHARD H						
GRANTEE: CURRENT RICHARD K &						
0679/0094	4/16/1993	WD	U	V	06	8,900
GRANTOR: BUTLER GORDON & T M						
GRANTEE: LEWIS & WYSE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W68 S36 E44 FOP=[YR=2007] E24 N6 W24 S6 $ N6 E24 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
8	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	6,440	

LAND DESCRIPTION

TOTAL OB/XF 6,440

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	SFR	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 08/14/2018 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

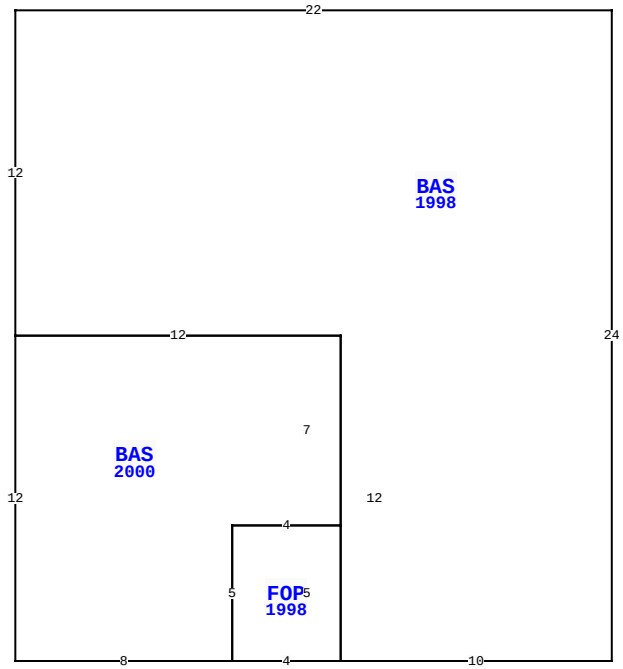
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100	384	5,165
BAS	124	100	124	1,668
FOP	20	30	6	81
TOTALS	528		514	6,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	514	61.0000	21.35	10,974	1998	1999	0	0	0	37.00	63.00

2 GARAGE RES – 100% - 1997 Heated Area: 508 HX Base Yr 1997



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0679/0094	4/16/1993	WD	U	V	06	8,900
GRANTOR: BUTLER GORDON & T M						
GRANTEE: LEWIS & WYSE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W22 S12 BAS=[YR=2000] S12 E8 FOP=[YR=1998]
E4 N5 W4 S5 $ N5 E4 N7 W12 $ E12 S12 E10 N24 $.

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

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