LOT 29 IN OR 1016 PG 1198
1975 RING SW
NASSAU OAKS SEC 1 UNR

THIBODEAUX JAMES C
56434 NASSAU OAKS DR
CALLAHAN, FL 32011

2023

48-3N-25-4195-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

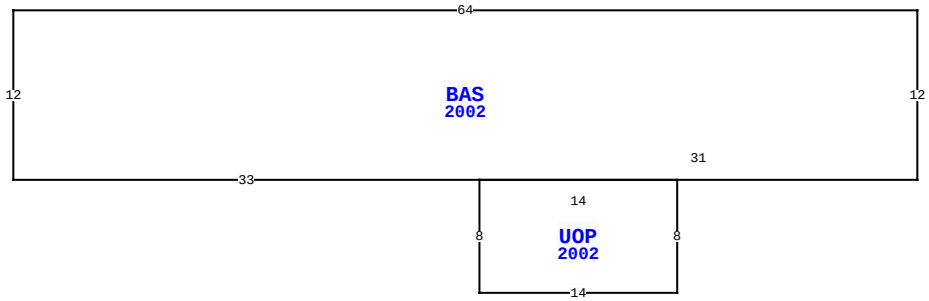
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	768	9,078
UOP	112	25	28	331
TOTALS	880		796	9,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	796	60.6200	39.40	31,362	1975	1975	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 768 HX Base Yr



56442 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	9,409
TOTAL MARKET OB/XF VALUE	6,789
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	61,198
SOH/AGL Deduction	29,753
ASSESSED VALUE	31,445
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,445
TOTAL JUST VALUE	61,198
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1016/1198	10/30/2001	QC	U	I	01	100
GRANTOR: THIBODEAUX BRENDA & J						
GRANTEE: THIBODEAUX JAMES C						
0954/1877	10/23/2000	QC	U	I	07	100
GRANTOR: THIBODEAUX BRENDA E						
GRANTEE: THIBODEAUX BRENDA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W64 S12 E33 UOP=[YR=2002] S8 E14 N8 W14$ E31 N12 $.

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	0810	CONCRETE A	0	0	11	19	209.00	SF	6.50	6.50	100	1985	1985	3	49.5	672	
2	1243	WD DECK F	0	0	14	8	112.00	SF	8.00	8.00	100	1985	1985	3	20	179	
3	0810	CONCRETE A	0	0	6	4	24.00	SF	6.50	6.50	100	1985	1985	3	49.5	77	
4	0940	SHEDS/PORT	0	0	27	25	675.00	SF	20.10	20.10	100	1985	1985	3	20	2,714	
5	0810	CONCRETE A	0	0	15	12	180.00	SF	6.50	6.50	100	1985	1985	3	49.5	579	
6	0681	POLE SHED	0	0	14	9	126.00	SF	10.50	10.50	100	1990	1990	3	20	265	
12	0681	POLE SHED	0	0	10	28	280.00	SF	10.50	10.50	100	1995	1995	3	24	706	
13	0681	POLE SHED	0	0	12	26	312.00	SF	10.50	10.50	100	1995	1995	3	24	786	
14	0681	POLE SHED	0	0	10	6	60.00	SF	10.50	10.50	100	1995	1995	3	24	151	
15	0681	POLE SHED	0	0	20	10	200.00	SF	7.50	7.50	100	2005	2005	3	44	660	

TOTAL OB/XF 6,789

LAND DESCRIPTION

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 08/06/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS