LOT N R622295 & R622296
IN OR 432 PG 747
NASSAU OAKS SEC 2 UNR

JONES CHARLES A & SARAH V
56178 NASSAU OAKS DRIVE
CALLAHAN, FL 32011

2023

48-3N-25-4196-000N-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

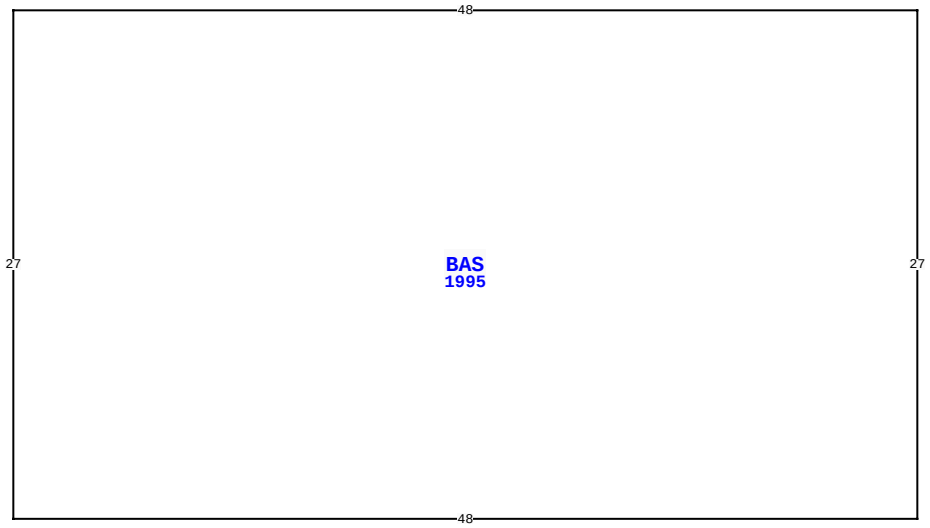
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	49,991
TOTALS	1,296		1,296	49,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	114.8000	80.36	104,147	1995	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 1985 Heated Area: 1296 HX Base Yr 1985



56178 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		49,991
TOTAL MARKET OB/XF VALUE		8,323
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		103,314
SOH/AGL Deduction		51,394
ASSESSED VALUE		51,920
TOTAL EXEMPTION VALUE	HX HB	26,920
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		103,314
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95971	MH MOVE-ON	0	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0325/0081	11/01/1980	WD	Q	V		8,000
GRANTOR:						
GRANTEE:						
0273/0631	9/01/1978	WD	Q	V		7,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W48 S27 E48 N27 $.

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	0940	SHEDS/PORT	0	100	12	19	228.00	SF	30.00	30.00	100	1996	1996	3	20	1,368	
2	1242	WD DECK A	0	100	21	25	525.00	SF	10.00	10.00	100	1996	1996	3	20	1,050	
3	1242	WD DECK A	0	100	14	16	224.00	SF	10.00	10.00	100	1996	1996	3	20	448	
4	0510	GARAGE WD-	0	100	32	24	768.00	SF	24.50	24.50	100	2000	2000	3	29	5,457	

LAND DESCRIPTION

TOTAL OB/XF 8,323

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 05/05/2022 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS