

LOT 0 R407730 & R407731
IN OR 1559/1204
NASSAU OAKS SEC 2 UNR

MANNING DAVID R & MELISSA A
8173 HUNTERS RDG S
GLEN ST MARYS, FL 32040

2023

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



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	08	SHT VINYL 50		
Interior Floor	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		
BUD8 Adjustme	04	DIST 01 100		
Quality	04	Quality Level 04		
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	1,782	100	1,782	70,944
FOP	180	30	54	2,150
USP	220	50	110	4,379
UST	24	55	13	517
TOTALS	2,206		1,959	77,990

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	10	20	200.00	SF	19.50	19.50	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
3	0861	POOL GUNIT	0	0	17	30	510.00	SF	85.00	85.00	
4	0350	CARPORT WD	0	0	10	20	200.00	SF	8.58	8.58	
6	0810	CONCRETE A	0	0	12	33	396.00	SF	6.50	6.50	
7	0845	KOOL DECK	0	0	0	0	521.00	SF	7.25	7.25	
8	0351	CARPORT MT	0	0	20	20	400.00	SF	4.00	4.00	
9	0811	CONCRETE B	0	0	33	21	693.00	SF	5.20	5.20	

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	0	0005	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,959	127.6000	82.94	162,479	1989	2000	0	0	52.00	48.00
1 M/H 93- - 0% - 0 Heated Area: 1782 HX Base Yr											
56090 NASSAU OAKS DR, CALLAHAN											

BLD DATE	04/20/2009	DJ	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					77,990				
TOTAL MARKET OB/XF VALUE					18,030				
TOTAL LAND VALUE - MARKET					45,000				
TOTAL MARKET VALUE					141,020				
SOH/AGL Deduction					34,616				
ASSESSED VALUE					106,404				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					106,404				
TOTAL JUST VALUE					141,020				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					115,056				
</									