LOT Q IN OR 494 PG 995
R498028 & R498029
NASSAU OAKS SEC 2 UNR

ROBINSON JAY
56052 NASSAU OAKS DR
CALLAHAN, FL 32011

**2023**

**48-3N-25-4196-000Q-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 | 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 |

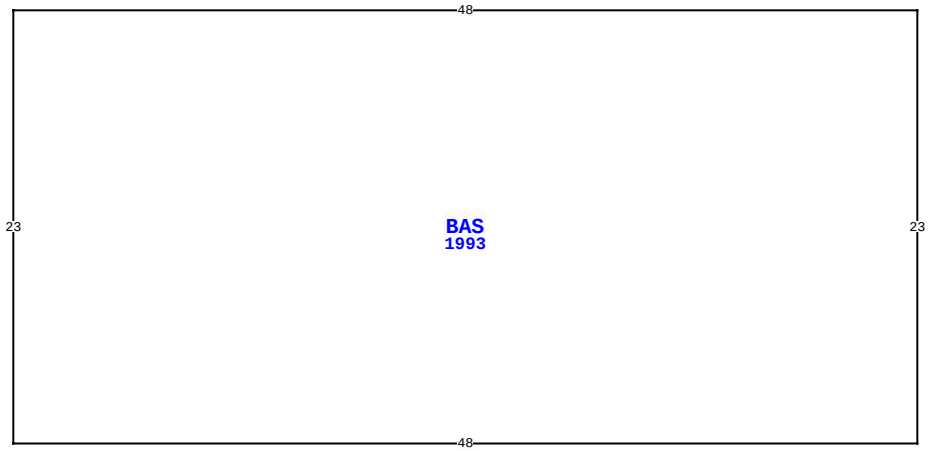
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,104 | 100 | 1,104 | 19,720 |
| TOTALS | 1,104 | | 1,104 | 19,720 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,104 | 91.6000 | 59.54 | 65,732 | 1981 | 1986 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 1104 HX Base Yr




56052 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 | 19,720 |
| TOTAL MARKET OB/XF VALUE | 1,899 |
| TOTAL LAND VALUE - MARKET | 33,750 |
| TOTAL MARKET VALUE | 55,369 |
| SOH/AGL Deduction | 23,421 |
| ASSESSED VALUE | 31,948 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 31,948 |
| TOTAL JUST VALUE | 55,369 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 48,628 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0312/0643 | 4/01/1980 | WD | Q | V | | 6,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |
| 0207/0300 | 1/01/1975 | WD | Q | V | | 7,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W48 S23 E48 N23 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1981 | 1981 | 3 | 51.5 | 1,803 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 6 | 8 | 48.00 | SF | 10.00 | 10.00 | 100 | 1981 | 1981 | 3 | 20 | 96 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,899

| 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 | 0.75 | 45,000.00 | 33,750.00 | 33,750 | | | | | | | |

REVIEW DATE 05/05/2022 BY KBA Total Acres: 0.00 Total Land Value: 33,750 Market: 0 Agricultural: 0 Common: 33,750 PRINTED 08/02/2023 BY SYS