LOT 104
IN OR 207 PG 435
NASSAU OAKS SEC 2 UNR

CARROLL MARILYN J EST
C/O MELISSA WATSON, 56491 NASSAU OAKS DRIVE
CALLAHAN, FL 32011

2023

48-3N-25-4196-0104-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	03	BELOW AVG. 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

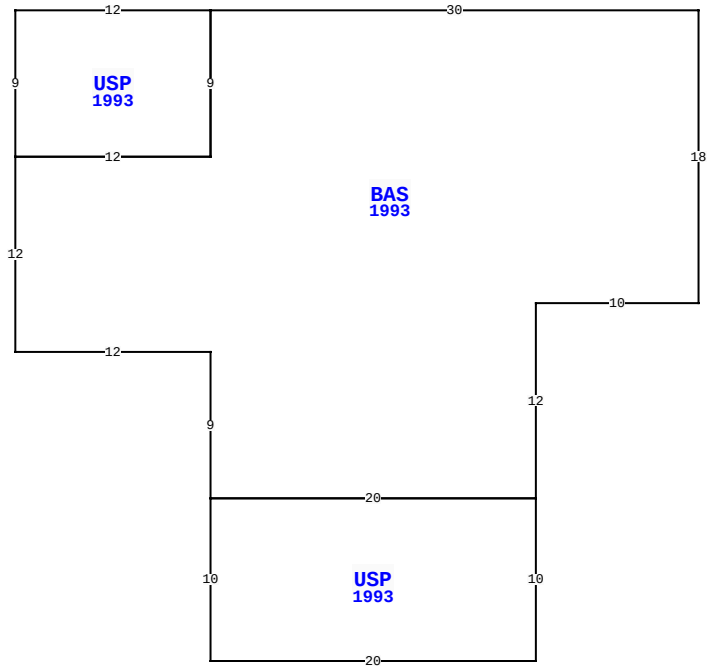
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	61,418
USP	108	30	32	2,127
USP	200	30	60	3,989
TOTALS	1,232		1,016	67,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,016	89.8700	81.11	82,408	1987	1992	0	0	0	18.05	81.95

1 SINGLE FAM – 20% - 2007 Heated Area: 924 HX Base Yr 2007



56491 NASSAU OAKS DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		67,533
TOTAL MARKET OB/XF VALUE		4,037
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		116,570
SOH/AGL Deduction		36,966
ASSESSED VALUE		79,604
TOTAL EXEMPTION VALUE	HA HAB	10,391
BASE TAXABLE VALUE		69,213
TOTAL JUST VALUE		116,570
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0207/0435	1/01/1975	WD	Q	V		7,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 USP=[YR=1993] W12 S9 E12 N9 $ S9 W12 S12 E12 S9 USP=[YR=1993] S10 E20 N10 W20 $ E20 N12 E10 N18 $.

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	0351	CARPORT MT	0	20	18	31	558.00	SF	10.00	10.00	100	1990	1990	3	20	1,116	
2	0811	CONCRETE B	0	20	0	0	851.00	SF	5.20	5.20	100	1992	1992	3	66	2,921	

LAND DESCRIPTION

TOTAL OB/XF 4,037

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	20	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 04/11/2022 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS