LOT 112
IN OR 2415/1788
NASSAU OAKS SEC 2 UNR

REAVES VICTORIA & JOHN
PO BOX 961
CALLAHAN, FL 32011

2023

48-3N-25-4196-0112-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
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

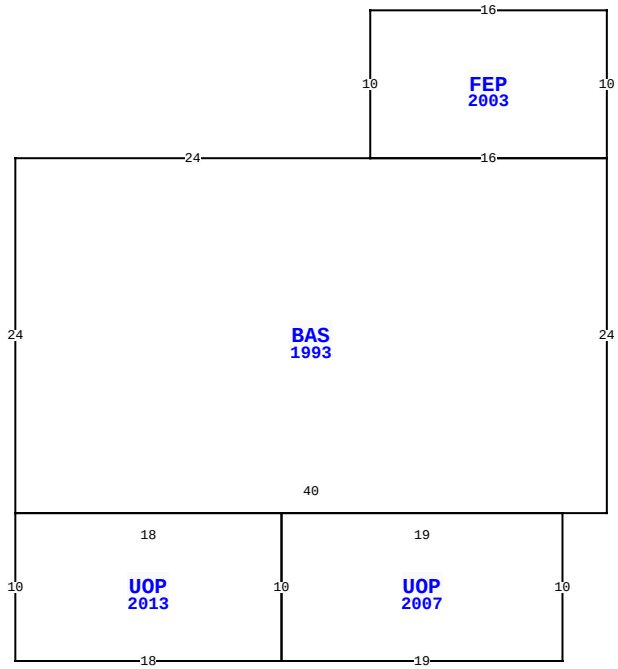
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	20,264
FEP	160	85	136	2,871
UOP	190	25	48	1,013
UOP	180	25	45	950
TOTALS	1,490		1,189	25,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,189	108.2400	70.36	83,658	1973	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1096 HX Base Yr



BLD DATE	01/24/2008	KW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

56199 NASSAU OAKS DR, CALLAHAN

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	25,097
TOTAL MARKET OB/XF VALUE	2,550
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	72,647
SOH/AGL Deduction	26,773
ASSESSED VALUE	45,874
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,874
TOTAL JUST VALUE	72,647
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2415/1788	12/02/2020	WD	Q	I	01	45,000
GRANTOR: OPACHICK KATHY						
GRANTEE: REAVES VICTORIA & J						
1495/1439	4/30/2007	WD	Q	I		50,000
GRANTOR: ALBERTSON JEWEL L						
GRANTEE: OPACHICK KATHY						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2003] W16 S10 BAS=[YR=1993] W24 S24 UOP=[YR=2013] S10 E18 UOP=[YR=2007] E19 N10 W19 S10$ N10 W18$ E40 N24 W16$ E16 N10$.

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	0681	POLE SHED	0	0	50	17	850.00	SF	15.00	15.00	100	1970	1970	3	20	2,550	

LAND DESCRIPTION

TOTAL OB/XF 2,550

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 12/03/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS