

MILLICIA JONATHAN
56189 NASSAU OAKS DR
CALLAHAN, FL 32011

48-3N-25-4196-0113-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 100
03 GABLE/HIP 100
01 MINIMUM 100
05 DRYWALL 100
12 HARDWOOD 50
14 CARPET 50
03 CENTRAL 100
04 AIR DUCTED 100

Bedrooms 3 100
Bathrooms 2 100
Frame 02 WOOD FRAME 100

Stories 0 0 100
Units 0 100

Quality 05 Quality Level 05
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 1,620 100 1,620 105,489

TOTALS 1,620 1,620 105,489

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0800 02 1,620 136.8000 95.76 155,131 1983 2010 0 0 32.00 68.00

2 M/H 94+ - 0% - 0 Heated Area: 1620 HX Base Yr

BLD DATE 10/29/2007 DJ LGL DATE
XF DATE LAND DATE
INC DATE AG DATE

EXTRA FEATURES

L N 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

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD
Tax Group: 4 Tax Dist:
BUILDING MARKET VALUE 105,489
TOTAL MARKET OB/XF VALUE 2,924
TOTAL LAND VALUE - MARKET 49,500
TOTAL MARKET VALUE 157,913
SOH/AGL Deduction 16,598
ASSESSED VALUE 141,315
TOTAL EXEMPTION VALUE 0
BASE TAXABLE VALUE 141,315
TOTAL JUST VALUE 157,913
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 128,468

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE
2322/0554 12/02/2019 WD Q I 01 142,000
GRANTOR: KEEN KENNETH MICHAEL
GRANTEE: MILLICIA JONATHAN
1496/0945 5/02/2007 WD Q I 25,000
GRANTOR: NORMAN TOMMY
GRANTEE: KEEN KENNETH MICHAEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W60 S27 E60 N27\$.

REVIEW DATE 04/18/2019 BY KBX Total Acres: 0.00 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 08/02/2023 BY SYS