

THOMAS KENNETH J & LUCRETIA D
56151 NASSAU OAKS DR
CALLAHAN, FL 32011

48-3N-25-4196-0118-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur03

VINYL 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floop Interior Floo Air Condition Heating TypeBedrooms Bathrooms FrameStories Units

1205140803043 1002 1000200 1000 1000 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

030200MOBILE HOME055011.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

92410092438,35216025401,660

TOTALS1,08496440,012

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10940SHEDS/PORT0000240.00SF20.1020.1010019801980320965

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH00005OR0.000.001.00LT1.001.001.5045,000.0067,500.0067,500

REVIEW DATE06/16/2022BYTWWWTotal Acres: 0.00Total Land Value: 67,500Market: 0Agricultural: 0Common: 67,500PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCTNORM % COND

083202964122.800079.8276,946199720020048.0052.00

Heated Area: 924HX Base Yr

BAS2022

UOP2022

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE40,012TOTAL MARKET OB/XF VALUE965TOTAL LAND VALUE - MARKET67,500TOTAL MARKET VALUE108,477SOH/AGL Deduction21,693ASSESSED VALUE86,784TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE86,784TOTAL JUST VALUE108,477NCON VALUE40,011INCOME VALUEPREVIOUS YEAR MKT VALUE91,525

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

1897/094212/09/2013WDQI0140,000

GRANTOR: JINRIGHT HELEN C
GRANTEE: THOMAS KENNETH J &
1884/08119/12/2013WDUI1240,000
GRANTOR: RICE DAVID & CHRISTY
GRANTEE: JINRIGHT HELEN C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W66 S14 E31 UOP=[YR=2022] S10 E16 N10 W16\$ E35 N14\$.