LOT 120
IN OR 2538/117
NASSAU OAKS SEC 2 UNR

MACE GEOFFREY KENTON
56105 NASSAU OAKS DR
CALLAHAN, FL 32011

2023

48-3N-25-4196-0120-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

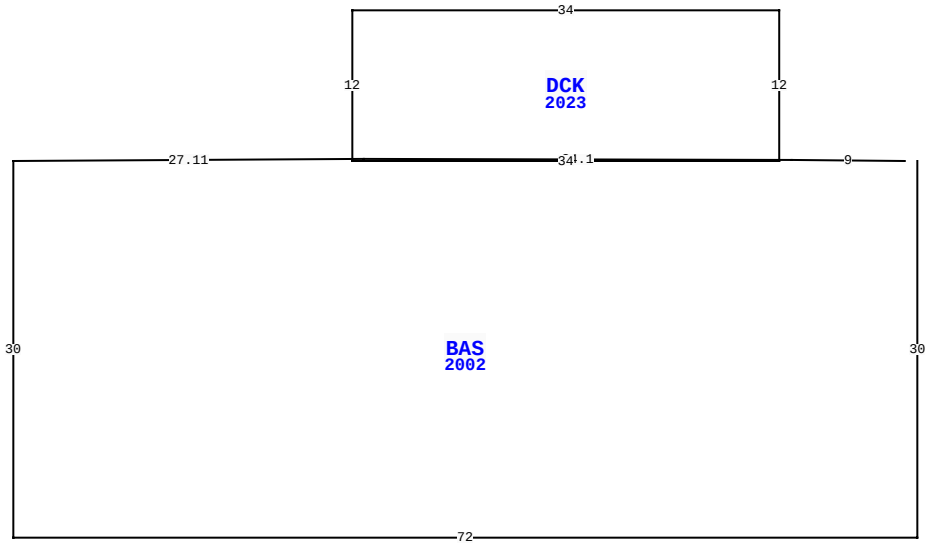
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,167	100	2,167	164,523
DCK	408	15	61	4,632
TOTALS	2,575		2,228	169,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,228	127.6000	89.32	199,005	2002	2015	0	0	0	15.00	85.00

1 M/H 94+ – 0% - 2023 Heated Area: 2167 HX Base Yr



56105 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	169,154
TOTAL MARKET OB/XF VALUE	3,045
TOTAL LAND VALUE - MARKET	63,000
TOTAL MARKET VALUE	235,199
SOH/AGL Deduction	0
ASSESSED VALUE	235,199
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,199
TOTAL JUST VALUE	235,199
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5584	H/AC	0	12/01/2001
5236	NEW CONSTR	0	12/01/2001
MH3717	MH MOVE-ON	0	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2538/1117	2/04/2022	WD	Q	I	01	275,000
GRANTOR: ALPINE PROPERTIES LLC						
GRANTEE: MACE GEOFFREY KENTO						
2456/0526	4/15/2021	WD	Q	I	01	83,000
GRANTOR: ANDERSON JAMES A & DA						
GRANTEE: ALPINE PROPERTIES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] U0.1L9 U0.1L34.1 D0.2L27.11 S30 E72 N30 $
DCK=[YR=2023;ORIG=-44,0] E34 N12 W34 S12 $
.

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
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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	1.40	45,000.00	63,000.00	63,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 08/02/2023 BY SYS