

WINGATE CASEY MARIE
56093 NASSAU OAKS DRIVE
CALLAHAN, FL 32011

48-3N-25-4196-0121-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo08SHT VINYL 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms

Bathrooms

Frame02WOOD FRAME 100

Stories

Units1.1. 100
0 100

Quality03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5011.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,2801002,280195,733

TOTALS2,2802,280195,733

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH1000005OR0.000.001.00LT1.001.001.5045,000.0067,500.0067,500

REVIEW DATE11/30/2017BYKBTotal 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 FNCT NORM % COND

0200022,280116.800087.60199,72820172017002.0098.00

2 SFR MODULR - 100% - 2019Heated Area: 2280HX Base Yr 2019

BAS2017

TOTALS2,2802,280195,733

56093 NASSAU OAKS DR, CALLAHAN

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE195,733

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET67,500

TOTAL MARKET VALUE263,233

SOH/AGL Deduction76,070

ASSESSED VALUE187,163

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE137,163

TOTAL JUST VALUE263,233

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE238,001

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

2092/118312/27/2016WDQI0127,000

GRANTOR:NANTZ JACOB ET AL

GRANTEE:WINGATE CASEY MARIE

2006/00089/17/2015WDUI3727,000

GRANTOR:PAGE AMANDA ET AL

GRANTEE:NANTZ JACOB & CINDY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W76 S30 E76 N30\$.