

LOT 204 RP 2507 & 2508
NASSAU OAKS 3 UNR
2008 CHNC TW/MH

WILKERSON D M
56358 GRIFFIN ROAD
CALLAHAN, FL 32011

2023

48-3N-25-4197-0204-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
Exterior Wall	05	AVERAGE 100	0800	02	2,468	119.4000	83.58	206,275	2008	2008	0	0	0	36.00	64.00	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 0														Heated Area: 2468										HX Base Yr									
Roof Cover	03	COMP SHNGL 100	40 62 40 18 2 6 2 38 BAS 2008																																	
Interior Wall	05	DRYWALL 100																																		
Interior Floo	14	CARPET 60																																		
Interior Floo	11	CLAY TILE 40																																		
Air Condition	03	CENTRAL 100																																		
Heating Type	04	AIR DUCTED 100																																		
Bedrooms		2 100																																		
Bathrooms		2 100																																		
Frame	02	WOOD FRAME 100																																		
Stories	1.	1. 100																																		
Units		0 100																																		
BUD8 Adjustme	04	DIST 01 100																																		
Quality			03	Quality Level 03																																
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	2,468	100	2,468	132,016																																
TOTALS			2,468	2,468	132,016																															
EXTRA FEATURES			56358 GRIFFIN RD, CALLAHAN																																	
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																			
2	0812	CONCRETE C	0	100	0	0	1,300.00	SF	1.60	1.60	100	1983	1983	3	44	915																				
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255																				
5	0812	CONCRETE C	0	100	0	0	2,567.00	SF	4.00	4.00	100	2009	2009	3	91	9,344																				
6	0351	CARPORT MT	0	100	40	12	480.00	SF	10.00	10.00	100	2013	2013	3	65	3,120																				
LAND DESCRIPTION			TOTAL OB/XF 16,634																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100	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																																				

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
0247/0055	9/01/1977	WD U V		8,000
GRANTOR:				
GRANTEE:				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2008] W62 S40 E18 N2 E6 S2 E38 N40\$.				

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										STANDARD									
ELEMENT		CD		15		CONC BLOCK 100		03		GABLE/HIP 100		2		GARAGE RES - 100% - 0		Heated Area: 900		HX Base Yr		VALUATION BY		STANDARD							
Exterior Wall		03		03		COMP SHNGL 100		07		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100							
Roof Cover		07		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100							
Interior Wall		01		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100							
Interior Floo		01		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100							
Air Condition		01		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100							
Heating Type		01		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100							
Bedrooms		01		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100							
Bathrooms		01		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100							
Frame		02		02		WOOD FRAME 100		1.		1. 100																			
Stories		1.		1.		100																							
Units		01		01		NONE 100		00		NONE 100																			
Occupancy		00		00		NONE 100																							
										</																			