LOT 205
IN OR 1641/101
NASSAU OAKS 3 UNR

RINER GUY W JR & DELORES J
56336 GRIFFIN ROAD
CALLAHAN, FL 32011

2023

48-3N-25-4197-0205-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

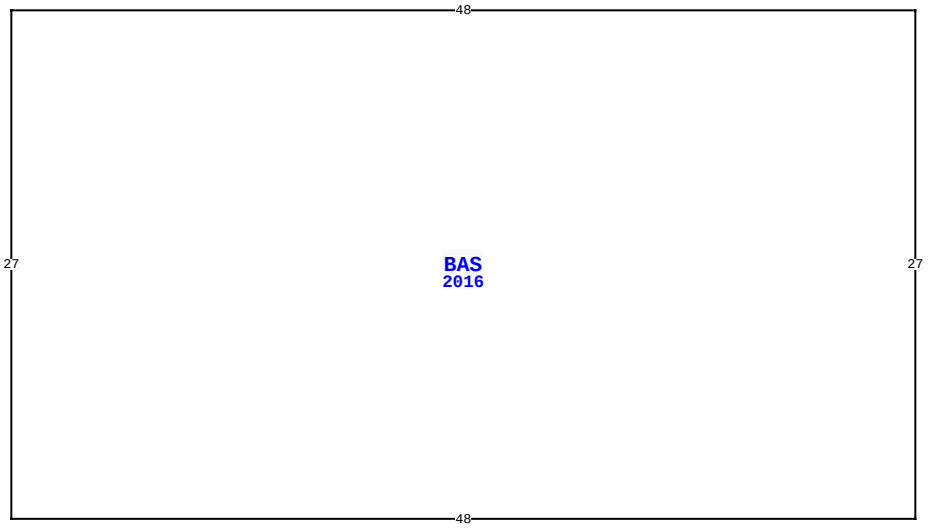
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	33,312
TOTALS	1,296		1,296	33,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	122.4000	85.68	111,041	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 1296 HX Base Yr



56039 PHOENIX CT, 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	33,312
TOTAL MARKET OB/XF VALUE	11,911
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	90,223
SOH/AGL Deduction	17,168
ASSESSED VALUE	73,055
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,055
TOTAL JUST VALUE	90,223
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1641/0101	9/25/2009	WD	U	V	30	100

GRANTOR: RINER GUY W JR & DELO

GRANTEE: RINER GUY W JR & DE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W48 S27 E48 N27$.

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
4	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00	35.00	100	1988	1988	3	20	2,800	
5	0510	GARAGE WD-	0	0	22	20	300.00	SF	35.00	35.00	100	2000	2000	3	29	3,045	
6	0752	USP	0	0	20	10	200.00	SF	15.00	15.00	100	1988	1988	3	20	600	
7	0810	CONCRETE A	0	0	55	9	495.00	SF	6.50	6.50	100	1988	1988	3	57	1,834	
8	0810	CONCRETE A	0	0	0	0	576.00	SF	6.50	6.50	100	2016	2016	3	97	3,632	

LAND DESCRIPTION

TOTAL OB/XF 11,911

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	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/18/2017 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS