

RADTKE BRETT
56453 NASSAU OAKS DRIVE
CALLAHAN, FL 32011

2024



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

03

VINYL 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

13

LVT/LAMNT 50

Interior Floo

14

CARPET 50

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

1,736

100

1,736

165,883

TOTALS

1,736

1,736

165,883

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0800

02

1,736

128.7000

96.52

167,559

2022

2022

0

0

1.00

99.00

2 M/H 94+ - 100% - 2024

Heated Area: 1736

HX Base Yr 2024

31

-56-

31

BAS
2022

NASSAU COUNTY PROPERTY

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VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

165,883

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

45,000

TOTAL MARKET VALUE

210,883

SOH/AGL Deduction

0

ASSESSED VALUE

210,883

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

160,883

TOTAL JUST VALUE

210,883

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

227,984

PERMIT NUM

DESCRIPTION

AMT

ISSUED

22012418

CO ISSUED

0

10/13/2022

22012418

MH MOVE-ON

0

08/15/2022

MH951125

MH MOVE-ON

0

12/01/1995

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2622/0446

2/23/2023

WD Q

I

01

275,500

GRANTOR: ALPINE PROPERTIES LLC

GRANTEE: RADTKE BRETT

2565/0920

5/20/2022

WD U

I

37

50,000

GRANTOR: EDWARDS LINDA & MELIS

GRANTEE: ALPINE PROPERTIES L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W56 S31 E56 N31\$.

EXTRA FEATURES

56453 NASSAU OAKS DR, CALLAHAN

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

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

LAND DESCRIPTION

TOTAL OB/XF

0

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

03/07/2023

BY

DJ

Total Acres: 0.00

Total Land Value: 45,000

Market: 0

Agricultural: 0

Common: 45,000

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