LOTS 5 & 6
IN OR 2402/1546
OR 308 PG 73 R567636 &

CURRENT RICHARD K/CURRENT ANNA M ET AL
56414 NASSAU OAKS DR
CALLAHAN, FL 32011

2024

48-3N-25-4195-0005-0000

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

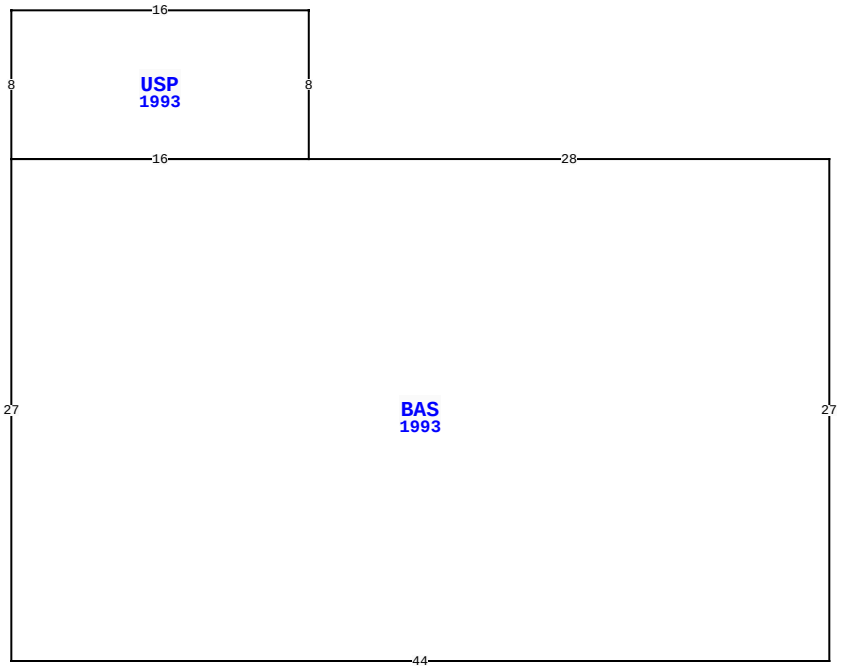
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	30,586
USP	128	50	64	1,648
TOTALS	1,316		1,252	32,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,252	122.6000	85.82	107,447	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1188 HX Base Yr



56423 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	47,863
TOTAL MARKET OB/XF VALUE	6,606
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	144,469
SOH/AGL Deduction	48,052
ASSESSED VALUE	96,417
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,417
TOTAL JUST VALUE	144,469
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8898	MH MOVE-ON	25,000	05/15/1992
7932	MH MOVE-ON	9,381	09/18/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2402/1546	10/23/2020	FJ	U	I	11	0
GRANTOR: CURRENT DAVID C EST						
GRANTEE: CURRENT RICHARD K &						
0308/0073	1/01/1980	WD	Q	V		6,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 USP=[YR=1993] N8 W16 S8 E16 $ W16 S27 E44 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
1	0940	SHEDS/PORT	0	0	16	28	448.00	SF	20.10	20.10	100	1970	1970	3	20	1,801	
2	0940	SHEDS/PORT	0	0	12	16	192.00	SF	20.10	20.10	100	1980	1980	3	20	772	
3	0940	SHEDS/PORT	0	0	12	10	120.00	SF	21.30	21.30	100	1992	1992	3	20	511	
4	0940	SHEDS/PORT	0	0	12	12	144.00	SF	20.10	20.10	100	1985	1985	3	20	579	
5	1242	WD DECK A	0	0	10	20	200.00	SF	10.00	10.00	100	1996	1996	3	20	400	
6	0811	CONCRETE B	0	0	0	0	579.00	SF	5.20	5.20	100	1985	1985	3	47	1,415	
7	0940	SHEDS/PORT	0	0	12	20	240.00	SF	19.50	19.50	100	1996	1996	3	20	936	
8	0752	USP	0	0	8	8	64.00	SF	15.00	15.00	100	1993	1993	3	20	192	

LAND DESCRIPTION

TOTAL OB/XF 6,606

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	2.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	90,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/06/2024 BY SYS

LOTS 5 & 6
IN OR 2402/1546
OR 308 PG 73 R567636 &

CURRENT RICHARD K/CURRENT ANNA M ET AL
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2024

48-3N-25-4195-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

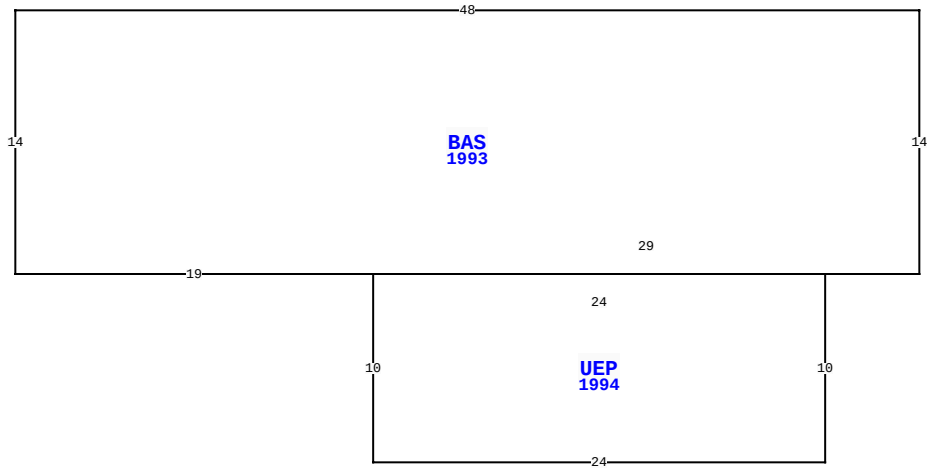
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD 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	672	100	672	12,503
UEP	240	70	168	3,126
TOTALS	912		840	15,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	840	88.6000	62.02	52,097	1989	1989	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



56423 NASSAU OAKS DR, CALLAHAN

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,417
TOTAL JUST VALUE	144,469
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: CURRENT DAVID C EST						
GRANTEE: CURRENT RICHARD K &						
0308/0073	1/01/1980	WD	Q	V		6,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S14 E19 UEP=[YR=1994] S10 E24 N10 W24$ E29 N14$.

EXTRA FEATURES

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/06/2024 BY SYS