LOTS 9 & 10
IN OR 1655/8
1973 DNMRK DW/MH

YOUNG LIVING TRUST/YOUNG LOVENA A TRUSTEE
56367 NASSAU OAKS DRIVE
CALLAHAN, FL 32011

2024

48-3N-25-4195-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

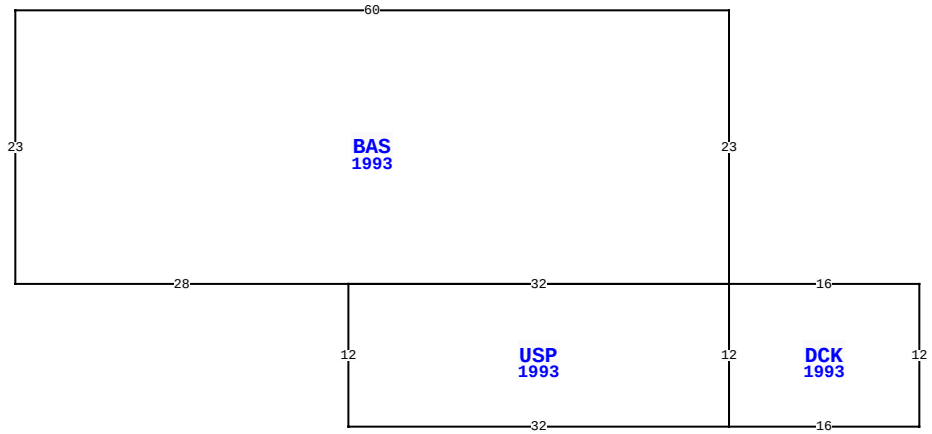
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD 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	1,380	100	1,380	27,357
DCK	192	15	29	575
USP	384	50	192	3,806
TOTALS	1,956		1,601	31,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,601	94.4000	66.08	105,794	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1380 HX Base Yr



56367 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		31,738
TOTAL MARKET OB/XF VALUE		9,113
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		130,851
SOH/AGL Deduction		76,337
ASSESSED VALUE		54,514
TOTAL EXEMPTION VALUE	HX HB WX	34,514
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		130,851
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326995	CARPORT	11,115	03/01/2013
E96-2990	H/AC	245	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1655/0008	7/15/2009	WD	U	I	30	100
GRANTOR: YOUNG LOVENA A & RICH						
GRANTEE: YOUNG RICHARD B & L						
1438/1820	8/23/2006	QC	U	I	01	100
GRANTOR: GREEN LOVENA A						
GRANTEE: YOUNG LOVENA A & RI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S23 E28 USP=[YR=1993] S12 E32
DCK=[YR=1993] E16 N12 W16 S12$ N12 W32$ E32 N23$.

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	100	8	16	128.00	SF	20.10	20.10	100	1988	1988	3	20	515	
2	0752	USP	0	100	8	6	48.00	SF	15.00	15.00	100	1989	1989	3	20	144	
3	0510	GARAGE WD-	0	100	16	27	432.00	SF	26.95	26.95	100	1992	1992	3	20	2,328	
4	0751	UOP	0	100	10	17	170.00	SF	10.00	10.00	100	1993	1993	3	20	340	
5	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	1993	1993	3	20	1,440	
6	0681	POLE SHED	0	100	20	33	660.00	SF	15.00	15.00	100	1993	1993	3	20	1,980	
7	0940	SHEDS/PORT	0	100	10	24	240.00	SF	18.30	18.30	100	2004	2004	3	22	966	
8	0940	SHEDS/PORT	0	100	10	16	160.00	SF	18.30	18.30	100	2004	2004	3	22	644	
9	0911	SCRN RM A	0	100	12	36	432.00	SF	8.75	8.75	100	1993	1993	3	20	756	

LAND DESCRIPTION

TOTAL OB/XF 9,113

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	100	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	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 04/02/2024 BY TWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/06/2024 BY SYS