LOT 18 RP 1680
IN OR 205 PG 394
NASSAU OAKS SEC 1 UNR

BALDWIN WILLIS O
56579 NASSAU OAKS DRIVE
CALLAHAN, FL 32011

2024

48-3N-25-4195-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

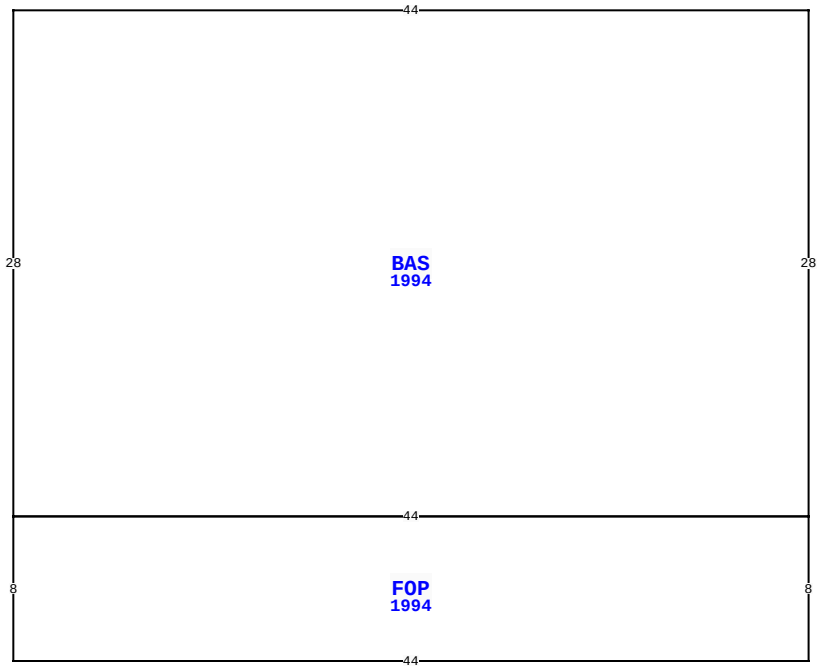
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	1,232	107,420
FOP	352	30	106	9,242
TOTALS	1,584		1,338	116,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,338	104.0000	98.80	132,194	1994	1999	0	0	0	11.75	88.25

1 SINGLE FAM – 100% - 1976 Heated Area: 1232 HX Base Yr 1976



56579 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		116,661
TOTAL MARKET OB/XF VALUE		4,280
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		165,941
SOH/AGL Deduction		82,397
ASSESSED VALUE		83,544
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		33,544
TOTAL JUST VALUE		165,941
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313563	REPAIR/RRF	7,100	07/01/2013
8747	NEW CONSTR	50,332	03/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0205/0394	1/01/1975	WD	Q	V		7,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W44 S28 FOP=[YR=1994] S8 E44 N8 W44$ E44 N28$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
2	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1985	1985	3	20	1,152	
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10	20.10	100	1980	1980	3	20	257	
4	0940	SHEDS/PORT	0	100	8	10	80.00	SF	13.20	13.20	100	1990	1990	3	20	211	

LAND DESCRIPTION

TOTAL OB/XF 4,280

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							

REVIEW DATE 04/11/2022 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS