LOT 21
IN OR 2604/1055
1988 REDM DW/MH

GORDON FLETA M SMITH L/E/
56566 NASSAU OAKS DRIVE
CALLAHAN, FL 32011-4399

**2024**

**48-3N-25-4195-0021-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 |

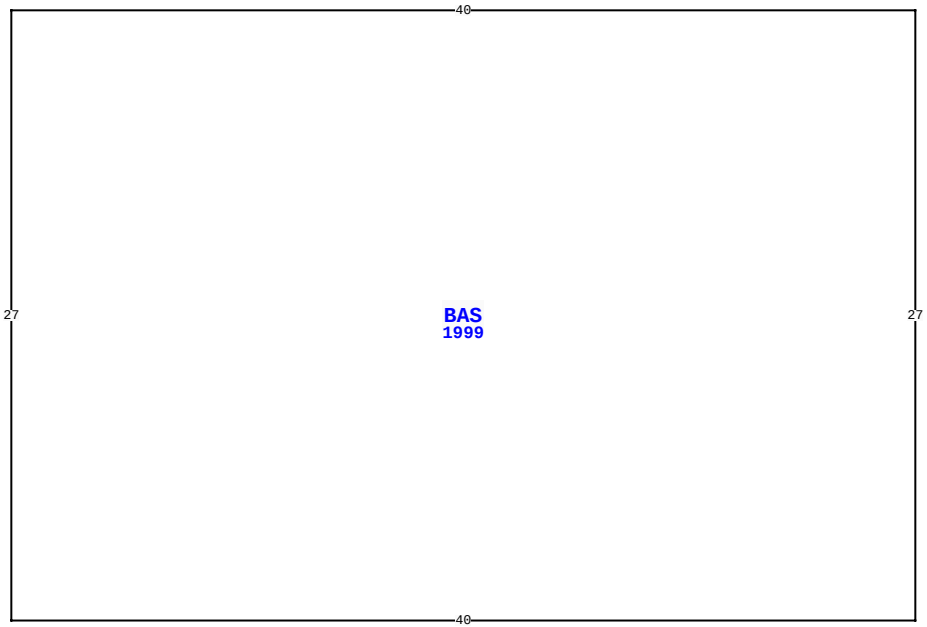
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,080 | 100 | 1,080 | 26,581 |
| TOTALS | 1,080 | | 1,080 | 26,581 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,080 | 117.2000 | 82.04 | 88,603 | 1988 | 1988 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 1080 HX Base Yr




56566 NASSAU OAKS DR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 26,581 |
| TOTAL MARKET OB/XF VALUE | 1,253 |
| TOTAL LAND VALUE - MARKET | 45,000 |
| TOTAL MARKET VALUE | 72,834 |
| SOH/AGL Deduction | 27,187 |
| ASSESSED VALUE | 45,647 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 45,647 |
| TOTAL JUST VALUE | 72,834 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 70,944 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0108006 | XFOB | 3,000 | 02/01/2001 |
| MH982107 | MH MOVE-ON | 0 | 03/01/1998 |
| 94332 | MH MOVE-ON | 6,500 | 01/01/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2604/1055 | 11/22/2022 | WD | U | I | 11 | 100 |
| GRANTOR: GORDON FLETA M SMITH | | | | | | |
| GRANTEE: MILLER KATHERINE DI | | | | | | |
| 1141/1445 | 6/02/2003 | QC | U | I | 01 | 26,300 |
| GRANTOR: GORDON FLETA M SMITH | | | | | | |
| GRANTEE: GORDON FLETA M SMIT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1999] W40 S27 E40 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 | 0350 | CARPORT WD | 0 | 0 | 12 | 10 | 120.00 | SF | 13.00 | 13.00 | 100 | 1985 | 1985 | 3 | 20 | 312 | |
| 2 | 0940 | SHEDS/PORT | 0 | 0 | 12 | 10 | 120.00 | SF | 30.00 | 30.00 | 100 | 1999 | 1999 | 3 | 20 | 720 | |
| 3 | 0751 | UOP | 0 | 0 | 12 | 8 | 96.00 | SF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 23 | 221 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,253

| 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 05/05/2022 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS