

LOT 23 R498142
IN OR 860/1238
NASSAU OAKS SEC 1 UNR

HUFSTETLER WILLIAM D EST &/LAND GLENDA L
56350 NASSAU OAKS DRIVE
CALLAHAN, FL 32011

2024

48-3N-25-4195-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

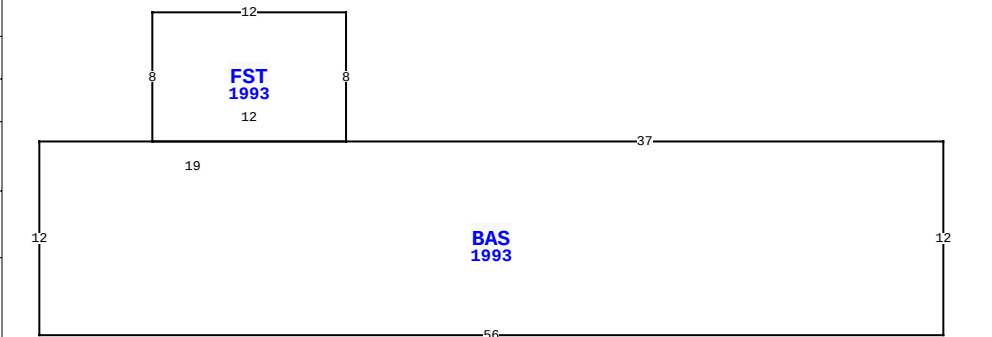
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	12,419
FST	96	65	62	1,146
TOTALS	768		734	13,564

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0	0	20	10		19.50	19.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	0	0005	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	734	88.0000	61.60	45,214	1972	1972	0	0		70.00	30.00
1 M/H 93- - 0% - 0					Heated Area: 672				HX Base Yr			



56350 NASSAU OAKS DR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND
1	0940	SHEDS/PORT	0	0	20	10		19.50	19.50	100	1998	1998	3

TOTAL OB/XF													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND
1	0940	SHEDS/PORT	0	0	20	10		19.50	19.50	100	1998	1998	3

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		13,564	
TOTAL MARKET OB/XF VALUE		780	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		59,344	
SOH/AGL Deduction		24,267	
ASSESSED VALUE		35,077	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		35,077	
TOTAL JUST VALUE		59,344	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		58,376	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0860/1238	12/29/1998	WD	U	I	
GRANTOR: WYSE LOUISE BRAREN					SALE PRICE
GRANTEE: HUFSTETLER WILLIAM					26,500

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W37 FST=[YR=1993] N8 W12 S8 E12\$ W19 S12 E56 N12\$.									