LOT 24
IN OR 2352/1233
NASSAU OAKS SEC 1 UNR

CARTER CHARLES H & ELLEN DIANE
56370 NASSAU OAKS DR
CALLAHAN, FL 32011

2024

48-3N-25-4195-0024-0000

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

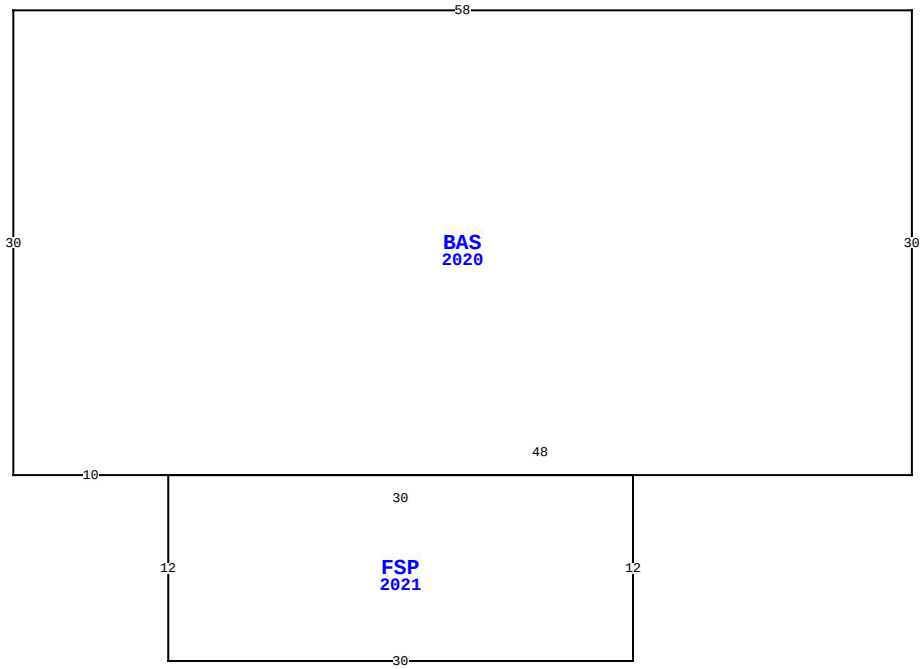
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	1,740	146,839
FSP	360	60	216	18,228
TOTALS	2,100		1,956	165,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,956	116.0000	87.00	170,172	2020	2020	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2021 Heated Area: 1740 HX Base Yr 2021



56370 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		186,700
TOTAL MARKET OB/XF VALUE		2,413
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		234,113
SOH/AGL Deduction		48,780
ASSESSED VALUE		185,333
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		85,333
TOTAL JUST VALUE		234,113
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007491	MH MOVE-ON	0	08/19/2020
20006111	GARAGE	43,470	07/15/2020
MH003351	MH MOVE-ON	0	12/01/2000
MH992610	MH MOVE-ON	0	01/03/1999
9116	MH MOVE-ON	500	11/18/1992
8830	MH MOVE-ON	2,000	03/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2352/1233	4/02/2020	WD	U	V	11	100
GRANTOR: BRAREN LOUISE T						
GRANTEE: CARTER CHARLES H &						
2351/1547	4/02/2020	WD	Q	V	01	39,000
GRANTOR: BRAREN LOUISE T						
GRANTEE: CARTER CHARLES H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W58 S30 E10 FSP=[YR=2021] S12 E30 N12 W30$E48 N30$.

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	0810	CONCRETE A	0	100	0	0	375.00	SF	6.50	6.50	100	2020	2020	3	99	2,413	

LAND DESCRIPTION

TOTAL OB/XF 2,413

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 11/18/2020 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

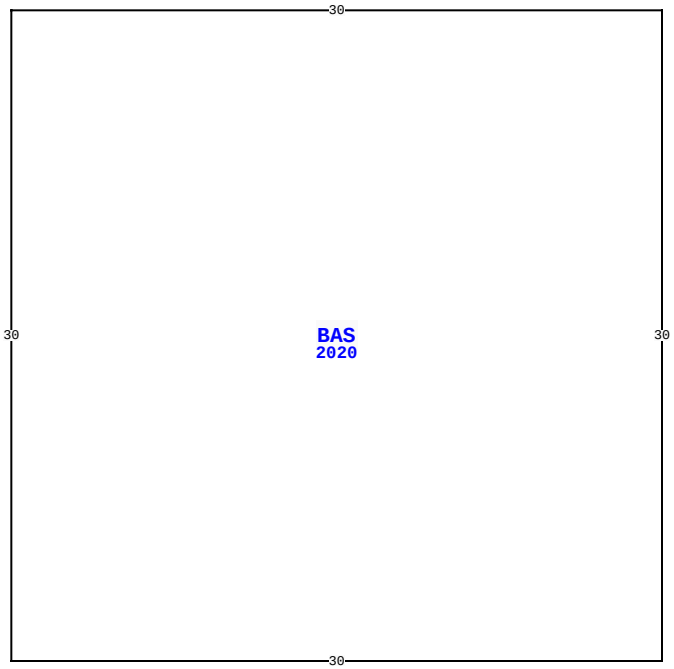
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	21,633
TOTALS	900		900	21,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	900	70.7940	24.78	22,302	2020	2020	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2021 Heated Area: 900 HX Base Yr 2021



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TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		85,333
TOTAL JUST VALUE		234,113
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3100	N/A	6,300	11/22/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2352/1233	4/02/2020	WD	U	V	11	100
GRANTOR: BRAREN LOUISE T						
GRANTEE: CARTER CHARLES H &						
2351/1547	4/02/2020	WD	Q	V	01	39,000
GRANTOR: BRAREN LOUISE T						
GRANTEE: CARTER CHARLES H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 S30 E30 N30$.

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 11/18/2020 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS