LOT 26
IN OR 1897/1148
NASSAU OAKS SEC 1 UNR

FLANNAGAN CATHERINE W
56404 NASSAU OAKS DR
CALLAHAN, FL 32011

2024

48-3N-25-4195-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

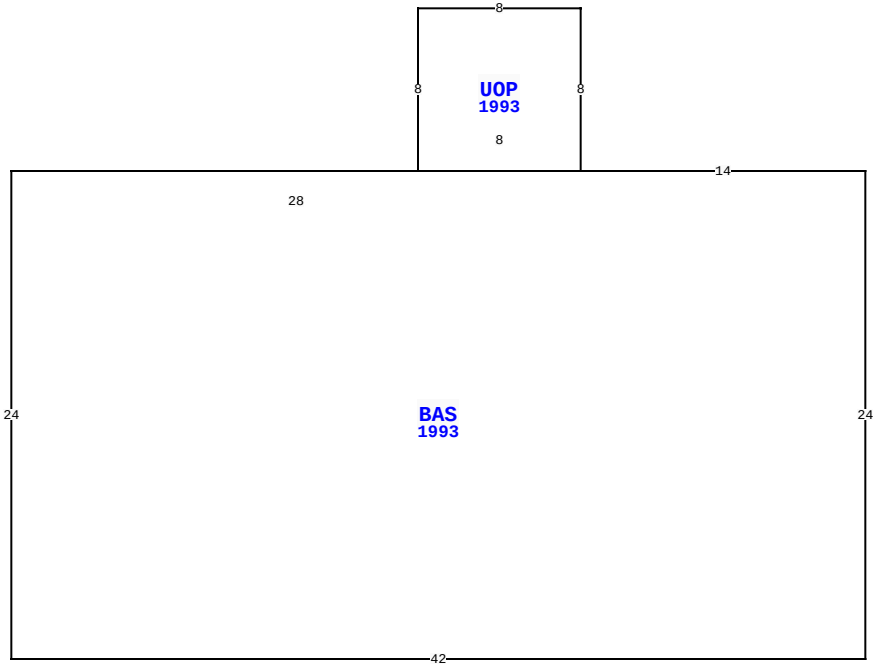
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LVT/LAMNT 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1,008	100	1,008	82,906
UOP	64	20	13	1,070
TOTALS	1,072		1,021	83,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,021	108.2160	102.81	104,969	1978	1983	0	0	0	20.00	80.00

1 SINGLE FAM – 100% - 2014 Heated Area: 1008 HX Base Yr 2014



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

56404 NASSAU OAKS DR, CALLAHAN

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		83,975
TOTAL MARKET OB/XF VALUE		43,672
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		172,647
SOH/AGL Deduction		59,028
ASSESSED VALUE		113,619
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		63,619
TOTAL JUST VALUE		172,647
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530725	SWIM POOL	29,000	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1897/1148	12/31/2013	WD	Q	I	02	76,000
GRANTOR: PHILLIPS WILLIAM R ET						
GRANTEE: FLANNAGAN CATHERINE						
1788/1645	4/12/2012	QC	U	I	11	100
GRANTOR: PHILLIPS OMA F						
GRANTEE: JONASSEN BARBARA ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 UOP=[YR=1993] N8 W8 S8 E8$ W28 S24 E42 N24$
.

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	20	10	200.00	SF	19.50	19.50	100	1985	1985	3	20	780	
2	0351	CARPORT MT	0	100	20	12	240.00	SF	2.50	2.50	100	1985	1985	3	20	120	
3	0866	POOL FIBER	0	100	0	0	720.00	SF	72.00	72.00	100	2016	2016	3	74	38,362	
4	0855	CONC PAVER	0	100	0	0	336.00	SF	10.00	10.00	100	2016	2016	3	96	3,226	
5	1242	WD DECK A	0	100	0	0	160.00	SF	10.00	10.00	100	2016	2016	3	74	1,184	

LAND DESCRIPTION

TOTAL OB/XF 43,672

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	000100	C	SFR	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