LOT 28
IN OR 1016/1201
NASSAU OAKS SEC 1 UNR

THIBODEAUX JAMES C
56434 NASSAU OAKS DRIVE
CALLAHAN, FL 32011

2024

48-3N-25-4195-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

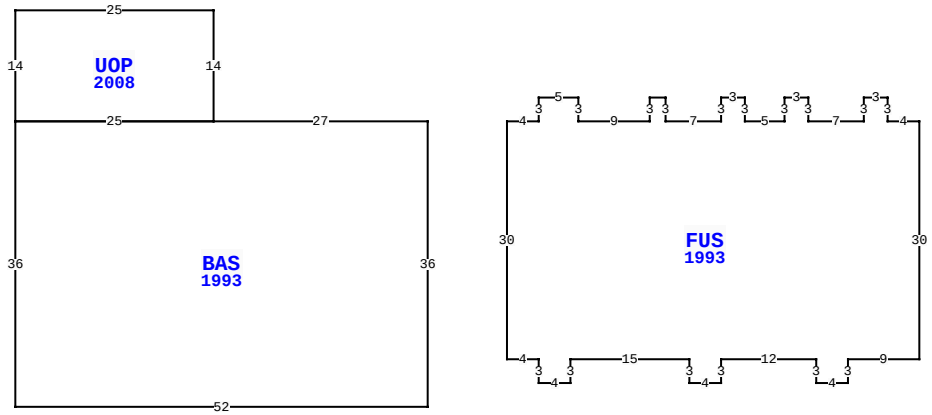
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,872	100	1,872	130,864
FUS	1,644	100	1,644	114,925
UOP	350	20	70	4,893
TOTALS	3,866		3,586	250,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,586	94.3200	89.60	321,306	1987	1987	0	0	0	21.98	78.02

1 SINGLE FAM – 100% - 2002 Heated Area: 3516 HX Base Yr 2002



56434 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		250,683
TOTAL MARKET OB/XF VALUE		1,280
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		296,963
SOH/AGL Deduction		135,088
ASSESSED VALUE		161,875
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		111,875
TOTAL JUST VALUE		296,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3404	N/A	8,500	06/06/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1016/1201	10/30/2001	QC	U	I	01	100
GRANTOR: THIBODEAUX BRENDA & J						
GRANTEE: THIBODEAUX JAMES C						
0954/1873	10/23/2000	QC	U	I	07	100
GRANTOR: THIBODEAUX BRENDA						
GRANTEE: THIBODEAUX BRENDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 UOP=[YR=2008] N14 W25 S14 E25$ W25 S36 E52 N36 $ PTR= E10 FUS=[YR=1993] E4 N3 E5 S3 E9 N3 E2 S3 E7 N3 E3 S3 E5 N3 E3 S3 E7 N3 E3 S3 E4 S30 W9 S3 W4 N3 W12 S3 W4 N3 W15 S3 W4 N3 W4 N30 $ W10 $.

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	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1987	1987	3	20	40	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	

LAND DESCRIPTION

TOTAL OB/XF 1,280

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	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 07/10/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS