LOT L
IN OR 1780/1663
NASSAU OAKS SEC 2 UNR

MAYBERRY KENNETH R & ANGELA
56127 NASSAU OAKS DR
CALLAHAN, FL 32011

2024

48-3N-25-4196-000L-0000

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

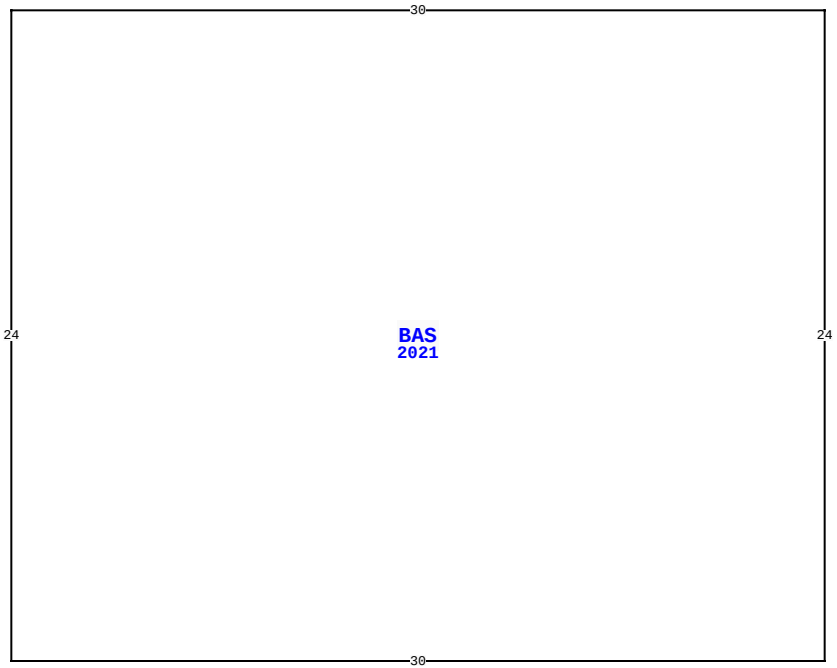
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	17,810
TOTALS	720		720	17,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	72.1050	25.24	18,173	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 0% - 0 Heated Area: 720 HX Base Yr



56234 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	17,810
TOTAL MARKET OB/XF VALUE	12,804
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	75,614
SOH/AGL Deduction	21,583
ASSESSED VALUE	54,031
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,031
TOTAL JUST VALUE	75,614
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009099	GARAGE	38,152	07/13/2021
7009	MH MOVE-ON	18,000	10/30/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1780/1663	7/15/2011	WD	U	I	30	100
GRANTOR: KWAAK CAROL MAYBERRY						
GRANTEE: MAYBERRY KENNETH R						
1639/0949	3/05/2009	WD	U	I	30	100
GRANTOR: MAYBERRY GENE & ALICE						
GRANTEE: KWAAK CAROL MAYBERR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S24 E30 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	0	10	20	200.00	SF	20.10	20.10	100	1987	1987	3	20	804	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2011	2011	3	100	6,000	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2011	2011	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,804

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	000001	C	V RS W/XFOB	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 12/09/2021 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS