

GASKINS JERRY M
56076 NASSAU OAKS DRIVE
CALLAHAN, FL 32011

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

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND	VALUATION SUMMARY																	
Exterior Wall		30	VINYL 100		0800	02	1,865	123.2000	92.40	172,326	1996	2001	0	0	52.00	48.00	VALUATION BY					STANDARD												
Roof Structure		03	GABLE/HIP 100		1 M/H 94+ - 100% - 1981										Heated Area: 1826										HX Base Yr 1981									
Roof Cover		12	MODULAR MT 100		12 20 13 13 13 12 22 16 27 27 58										UOP 1996 BAS 1996										BUILDING MARKET VALUE					82,716				
Interior Wall		05	DRYWALL 100	TOTAL MARKET OB/XF VALUE																					31,492									
Interior Floor		14	CARPET 80	TOTAL LAND VALUE - MARKET																					45,000									
Interior Floor		08	SHT VINYL 20	TOTAL MARKET VALUE																					159,208									
Air Condition		03	CENTRAL 100	SOH/AGL Deduction																					81,263									
Heating Type		04	AIR DUCTED 100	ASSESSED VALUE					77,945																									
Bedrooms			3 100	TOTAL EXEMPTION VALUE					HX HB WR					55,000																				
Bathrooms			2 100	BASE TAXABLE VALUE					22,945																									
Frame		02	WOOD FRAME 100	TOTAL JUST VALUE					159,208																									
Stories		1.	1. 100	NCON VALUE					0																									
Units			0 100	INCOME VALUE																														
BUD8 Adjustme		04	DIST 01 100	PREVIOUS YEAR MKT VALUE					158,109																									
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	1,826	100	1,826	80,987																														
UOP	156	25	39	1,730																														
TOTALS		1,982		1,865	82,716																													
EXTRA FEATURES					56076 NASSAU OAKS DR, CALLAHAN										BLD DATE				LGL DATE															
															XF DATE				LAND DATE															
															INC DATE				AG DATE															
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																		
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765																			
2	0510	GARAGE WD-	0 100	20	16	320.00	SF	24.85	24.85	100	1999	1999	3	27	2,147																			
3	0510	GARAGE WD-	0 100	42	24	1,008.00	SF	35.00	35.00	100	1999	1999	3	27	9,526																			
4	0510	GARAGE WD-	0 100	32	11	352.00	SF	35.00	35.00	100	1999	1999	3	27	3,326																			
5	0752	USP	0 100	24	12	288.00	SF	15.00	15.00	100	2000	2000	3	28	1,210																			
6	0351	CARPORT MT	0 100	21	20	420.00	SF	6.60	6.60	100	2000	2000	3	20	554																			
7	0681	POLE SHED	0 100	20	16	320.00	SF	15.00	15.00	100	1999	1999	3	27	1,296																			
8	0681	POLE SHED	0 100	20	12	240.00	SF	15.00	15.00	100	1999	1999	3	27	972																			
9	0350	CARPORT WD	0 100	32	20	640.00	SF	13.00	13.00	100	1999	1999	3	20	1,664																			
10	0350	CARPORT WD	0 100	20	16	320.00	SF	13.00	13.00	100	1999	1999	3	20	832																			
LAND DESCRIPTION										TOTAL OB/XF										24,292														
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										
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																	

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