LOT R R583662
IN OR 976/1211
NASSAU OAKS SEC 2 UNR

NASSAU OAKS VOLUNTEER FIRE DEPT INC
PO BOX 1848
CALLAHAN, FL 32011

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

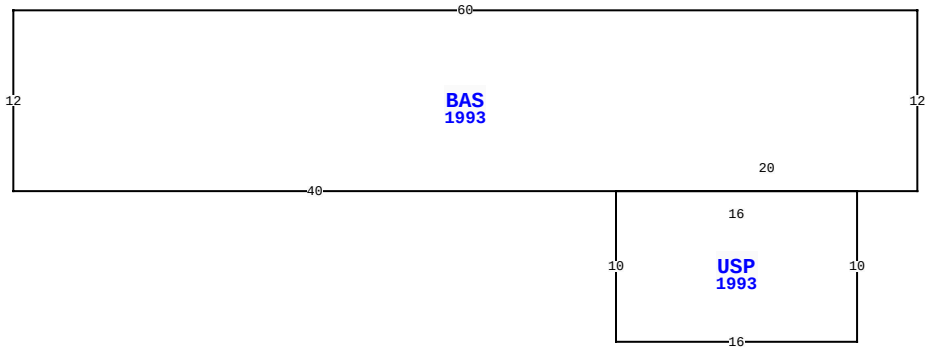
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	01	Quality Level 01
DOR CODE	7500	NON-PROFIT SERVICE
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	7,152
USP	160	50	80	795
TOTALS	880		800	7,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	800	47.3000	33.11	26,488	1972	1972	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 720 HX Base Yr



56014 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		7,946
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		52,946
SOH/AGL Deduction		24,279
ASSESSED VALUE		28,667
TOTAL EXEMPTION VALUE	10	28,667
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		52,946
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		52,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0976/1211	3/20/2001	WD	Q	I		25,000
GRANTOR: LEWIS HERSHEL D SR &						
GRANTEE: NASSAU OAKS VOLUNTE						
0972/0545	2/26/2001	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: LEWIS HERSHEL SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S12 E40 USP=[YR=1993] S10 E16 N10 W16$ E20 N12$.

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
1	007070	C	MISC INSTITA	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 08/23/2022 BY HSA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS