LOTS 105 & 106
IN OR 332 PG 78
R583270 & R583271

EVERETT ROSEMARY
56301 NASSAU OAKS DRIVE
CALLAHAN, FL 32011

**2024**

**48-3N-25-4196-0105-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Quality | 03 | Quality Level 03 |

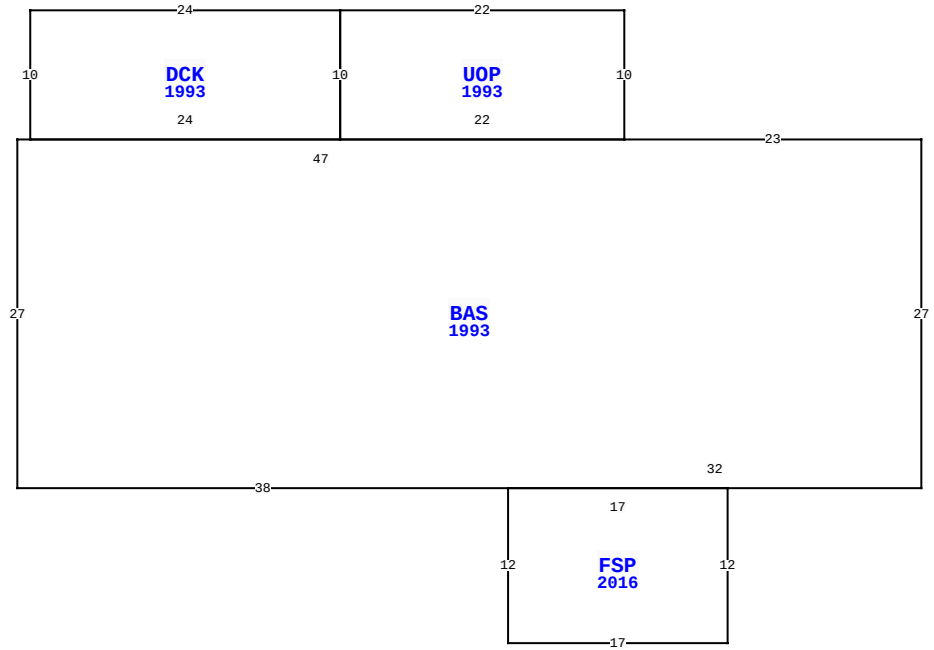
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,890 | 100 | 1,890 | 66,679 |
| DCK | 240 | 15 | 36 | 1,270 |
| FSP | 204 | 60 | 122 | 4,304 |
| UOP | 220 | 25 | 55 | 1,940 |
| TOTALS | 2,554 | | 2,103 | 74,194 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 2,103 | 120.0000 | 84.00 | 176,652 | 1993 | 1998 | 0 | 0 | 0 | 58.00 | 42.00 |

1 M/H 93- – 100% - 1981 Heated Area: 1890 HX Base Yr 1981




56301 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 | | 74,194 |
| TOTAL MARKET OB/XF VALUE | | 4,375 |
| TOTAL LAND VALUE - MARKET | | 77,850 |
| TOTAL MARKET VALUE | | 156,419 |
| SOH/AGL Deduction | | 94,715 |
| ASSESSED VALUE | | 61,704 |
| TOTAL EXEMPTION VALUE | HX HB WX | 41,704 |
| BASE TAXABLE VALUE | | 20,000 |
| TOTAL JUST VALUE | | 156,419 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 154,400 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0290/0297 | 4/01/1979 | WD | Q | V | | 5,400 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |
| 0209/0095 | 1/01/1975 | WD | Q | V | | 6,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W23 UOP=[YR=1993] N10 W22 DCK=[YR=1993] W24 S10 E24 N10 $ S10 E22$ W47 S27 E38 FSP=[YR=2016] S12 E17 N12 W17$ E32 N27$.

## 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 | 0510 | GARAGE WD- | 0 | 100 | 25 | 25 | 625.00 | SF | 35.00 | 35.00 | 100 | 1980 | 1980 | 3 | 20 | 4,375 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,375

| 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 | 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 | | | | | | | |
| 2 | 000102 | C | SFR/MH | 100 | 0005 | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.73 | 45,000.00 | 32,850.00 | 32,850 | | | | | | | |

REVIEW DATE 05/05/2022 BY KBA Total Acres: 0.00 Total Land Value: 77,850 Market: 0 Agricultural: 0 Common: 77,850 PRINTED 08/06/2024 BY SYS