

LOT 111
IN OR 1917/1769
1975 FWHI DW/MH

STRIBLING BOBBY R SR & WILLA GRACE/SMITH CRYSTAL M
56209 NASSAU OAKS DR
CALLAHAN, FL 32011

2024

48-3N-25-4196-0111-0000



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	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	05	AVERAGE 100	0820	02	1,437	123.2000	86.24	123,927	1975	1980	0	0	70.00	30.00	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2015													Heated Area: 1436										HX Base Yr 2015									
Roof Cover	12	MODULAR MT 100	24 BAS 1993 27 29 UOP 1998																																
Interior Wall	04	PLYWOOD 100																																	
Interior Floo	14	CARPET 80																																	
Interior Floo	08	SHT VINYL 20																																	
Air Condition	03	CENTRAL 100																																	
Heating Type	04	AIR DUCTED 100																																	
Bedrooms		3 100																																	
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	1,436	100	1,436	37,152																															
UOP	4	25	1	26																															
TOTALS			1,440	1,437	37,178																														
EXTRA FEATURES			56209 NASSAU OAKS DR, CALLAHAN																																
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	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00	100	1985	1985	3	20	128																				
2	0351	CARPORT MT	0 100	18	26	468.00	SF	10.00	10.00	100	2003	2003	3	21	983																				
LAND DESCRIPTION			TOTAL OB/XF 1,111																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																		
REVIEW DATE 12/03/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS																																			

SALES DATA												
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE						
1917/1769	5/09/2014	WD	Q	I	01	30,000						
GRANTOR: CRAWFORD JACKIE & RAC												
GRANTEE: STRIBLING BOBBY R S												
0205/0344	1/01/1975	WD	Q	V		5,500						
GRANTOR:												
GRANTEE:												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=1993] W60 S24 E29 UOP=[YR=1998] E4 N1 W4 S1 \$ N1 E4 S1 E27 N24 \$.												