

WESLEY CHARLES H JR & B B
56185 NASSAU OAKS CIRCLE
CALLAHAN, FL 32011

48-3N-25-4196-0114-0000

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		25	MOD METAL 100		0820	02	1,296	98.6000	69.02	89,450	1975	1975	0	0	0	70.00	30.00	VALUATION BY																										
Roof Structure		03	GABLE/HIP 100		1 M/H 93- - 100% - 1976										Heated Area: 1296										HX Base Yr 1976										STANDARD									
Roof Cover		01	MINIMUM 100		24 BAS1993 24										Tax Group: 4										Tax Dist:																			
Interior Wall		04	PLYWOOD 100												BUILDING MARKET VALUE										39,209																			
Interior Floor		14	CARPET 90												TOTAL MARKET OB/XF VALUE										16,145																			
Interior Floor		08	SHT VINYL 10												TOTAL LAND VALUE - MARKET										45,000																			
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE										100,354																			
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction										44,374																			
Bedrooms			3 100												ASSESSED VALUE										55,980																			
Bathrooms			2 100												TOTAL EXEMPTION VALUE										HX HB 30,980																			
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE										25,000																			
Stories		1.	1. 100												TOTAL JUST VALUE										100,354																			
Units			0 100		NCON VALUE										0																													
BUD8 Adjustme		04	DIST 01 100		INCOME VALUE																																							
					PREVIOUS YEAR MKT VALUE										99,317																													
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	1,296	100	1,296	26,835																																								
TOTALS					1,296		1,296	26,835	56185 NASSAU OAKS DR, CALLAHAN																			BLD DATE						LGL DATE										
EXTRA FEATURES																								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	0350	CARPORT WD	0 100	26	24	624.00	SF	7.28	7.28	100	1985	1985	3	20	909																													
3	0810	CONCRETE A	0 100	26	12	312.00	SF	6.50	6.50	100	1985	1985	3	47	953																													
4	0351	CARPORT MT	0 100	18	20	360.00	SF	10.00	10.00	100	2005	2005	3	24	864																													
5	0510	GARAGE WD-	0 100	0	0	540.00	SF	35.00	35.00	100	2013	2013	3	71	13,419																													
LAND DESCRIPTION										TOTAL OB/XF										16,145																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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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