LOT 116
PT OR 918/608
R378176 & R378177

SIMMONS VICKIE J
20518 GORDON HILL LN S
HILLIARD, FL 32046

2024

48-3N-25-4196-0116-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

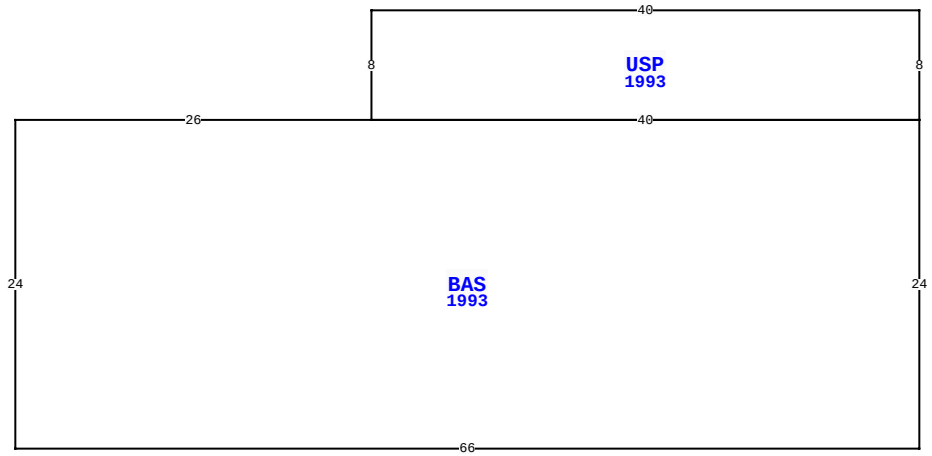
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,584	100	1,584	38,852
USP	320	50	160	3,925
TOTALS	1,904		1,744	42,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,744	116.8000	81.76	142,589	1989	1994	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1584 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

56165 NASSAU OAKS DR, CALLAHAN

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	42,777
TOTAL MARKET OB/XF VALUE	6,256
TOTAL LAND VALUE - MARKET	67,500
TOTAL MARKET VALUE	116,533
SOH/AGL Deduction	56,154
ASSESSED VALUE	60,379
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,379
TOTAL JUST VALUE	116,533
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7859	MH MOVE-ON	32,000	07/05/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0918/0608	2/04/2000	WD	U	I	07	1,857
GRANTOR: CARTER KIMBERLY SUE						
GRANTEE: SIMMONS VICKIE J						
0885/1242	6/03/1999	WD	Q	I		100
GRANTOR: CARTER KIMBERLY & SUE						
GRANTEE: SIMMONS VICKIE J						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W40 S8 BAS=[YR=1993] W26 S24 E66 N24 W40$ E40 N8$.

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	1242	WD DECK A	0	0	10	15	150.00	SF	10.00	10.00	100	2020	2020	3	90	1,350	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
3	0810	CONCRETE A	0	0	0	0	547.00	SF	6.50	6.50	100	1997	1997	3	73	2,596	

LAND DESCRIPTION

TOTAL OB/XF 6,256

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	0	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.50	45,000.00	67,500.00	67,500							

REVIEW DATE 05/05/2022 BY KBA Total Acres: 0.00 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 08/06/2024 BY SYS