

THOMAS KENNETH J & LUCRETIA D
56151 NASSAU OAKS DR
CALLAHAN, FL 32011

48-3N-25-4196-0118-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03VINYL 100
GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo08SHT VINYL 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

BedroomsBathroomsFrame02WOOD FRAME 100

Stories Units00 100
0 100

Quality03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5011.00

TOTALS1,08496444,392

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

080002964122.800092.1088,784199720020050.0050.00

M/H 94+ - 0% - 0Heated Area: 924HX Base Yr

BAS 2022

UOP 2022

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE44,392

TOTAL MARKET OB/XF VALUE965

TOTAL LAND VALUE - MARKET67,500

TOTAL MARKET VALUE112,857

SOH/AGL Deduction17,395

ASSESSED VALUE95,462

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE95,462

TOTAL JUST VALUE112,857

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE108,477

PERMIT NUMDESCRIPTIONAMTISSUED

22003204CO ISSUED002/28/2022

22002268MH MOVE-ON002/10/2022

22001975DEMOLITION002/04/2022

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U I V / I RSN CD SALE PRICE

1897/094212/09/2013WD Q I I 0140,000

GRANTOR: JINRIGHT HELEN C

GRANTEE: THOMAS KENNETH J &

1884/08119/12/2013WD U I I 1240,000

GRANTOR: RICE DAVID & CHRISTY

GRANTEE: JINRIGHT HELEN C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W66 S14 E31 UOP=[YR=2022] S10 E16 N10 W16\$ E35 N14\$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10940SHEDS/PORT000240.00SF20.1020.1010019801980320965

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH00005OR0.000.001.00LT1.001.001.5045,000.0067,500.0067,500

REVIEW DATE06/16/2022BYTWWWTotal Acres: 0.00Total Land Value: 67,500Market: 0Agricultural: 0Common: 67,500PRINTED 08/06/2024 BY SYS