LOT 120
IN OR 2538/117
NASSAU OAKS SEC 2 UNR

MACE GEOFFREY KENTON
56105 NASSAU OAKS DR
CALLAHAN, FL 32011

**2024**

**48-3N-25-4196-0120-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

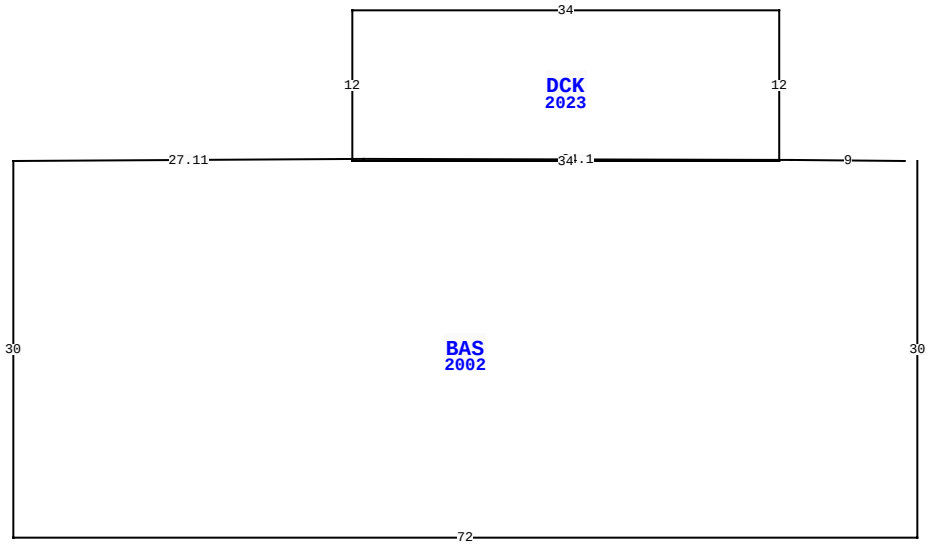
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5011.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,167 | 100 | 2,167 | 165,906 |
| DCK | 408 | 15 | 61 | 4,670 |
| TOTALS | 2,575 | | 2,228 | 170,576 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,228 | 127.6000 | 95.70 | 213,220 | 2002 | 2015 | 0 | 0 | 0 | 20.00 | 80.00 |

1 M/H 94+ – 100% - 2024 Heated Area: 2167 HX Base Yr 2024




56105 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 | | 170,576 |
| TOTAL MARKET OB/XF VALUE | | 3,010 |
| TOTAL LAND VALUE - MARKET | | 63,000 |
| TOTAL MARKET VALUE | | 236,586 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 236,586 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 186,586 |
| TOTAL JUST VALUE | | 236,586 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 235,199 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 5584 | H/AC | 0 | 12/01/2001 |
| 5236 | NEW CONSTR | 0 | 12/01/2001 |
| MH3717 | MH MOVE-ON | 0 | 12/01/2001 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2538/1117 | 2/04/2022 | WD | Q | I | 01 | 275,000 |
| GRANTOR: ALPINE PROPERTIES LLC | | | | | | |
| GRANTEE: MACE GEOFFREY KENTO | | | | | | |
| 2456/0526 | 4/15/2021 | WD | Q | I | 01 | 83,000 |
| GRANTOR: ANDERSON JAMES A & DA | | | | | | |
| GRANTEE: ALPINE PROPERTIES L | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] U0.1L9 U0.1L34.1 D0.2L27.11 S30 E72 N30 $
DCK=[YR=2023;ORIG=-44,0] E34 N12 W34 S12 $
.

### 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2002 | 2002 | 3 | 86 | 3,010 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,010

| 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 | 1.40 | 45,000.00 | 63,000.00 | 63,000 | | | | | | | |

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 08/06/2024 BY SYS