

LOT 122 OR 278/637
2003 HMMT DW/MH
NASSAU OAKS SEC 2 UNR

SMITH ASHBY D EST
C/O MARGARET M SMITH, 56079 NASSAU OAKS DR
CALLAHAN, FL 32011

2024

48-3N-25-4196-0122-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND								
Exterior Wall	30	VINYL 100								0800	02	1,620	116.8000	87.60	141,912	2002	2007	0	0	0	40.00	60.00								
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 100% - 2008										Heated Area: 1620										
Roof Cover	03	COMP SHNGL 100																		HX Base Yr 2008										
Interior Wall	05	DRYWALL 100								27 60 27 60 BAS 2002																				
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		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	1,620	100	1,620	85,147																										
TOTALS		1,620	1,620	85,147																										
EXTRA FEATURES										56079 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010															
2	0940	SHEDS/PORT	0 100	11	10	110.00	SF	19.50	19.50	100	2001	2001	3	20	429															
3	0510	GARAGE WD-	0 100	23	12	276.00	SF	28.00	28.00	100	1990	1990	3	20	1,546															
4	1242	WD DECK A	0 100	28	8	224.00	SF	10.00	10.00	100	2005	2005	3	24	538															
LAND DESCRIPTION										TOTAL OB/XF										5,523										
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	1.50	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																														