LOT 127
IN OR 2233/761
NASSAU OAKS SEC 2 UNR

STUART PAULA J
56007 NASSAU OAKS DRIVE
CALLAHAN, FL 32011

2024

48-3N-25-4196-0127-0000

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

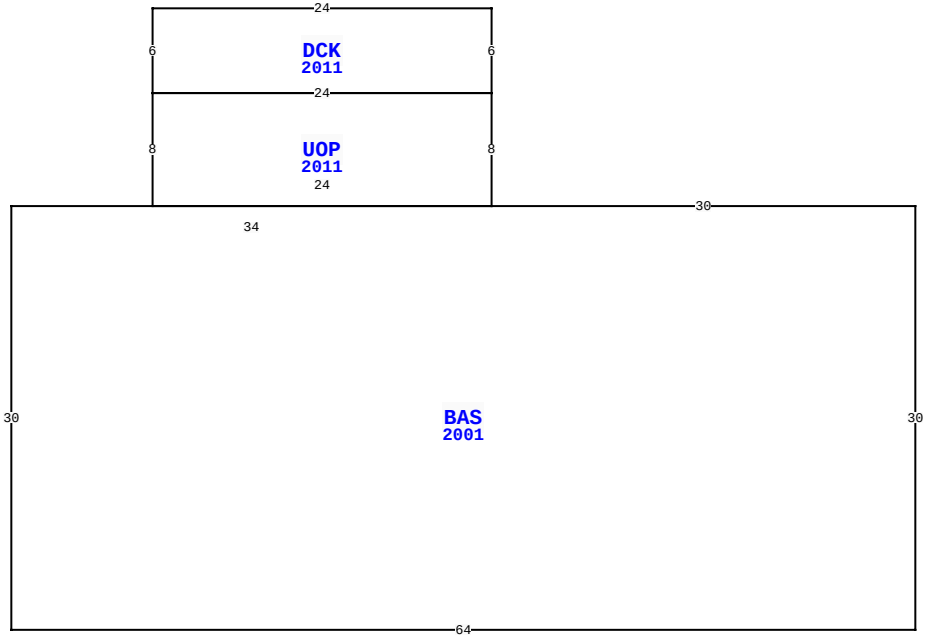
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	1,920	81,009
DCK	144	15	22	928
UOP	192	25	48	2,025
TOTALS	2,256		1,990	83,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,990	117.2000	87.90	174,921	2001	2001	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2002 Heated Area: 1920 HX Base Yr 2002



56007 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		83,962
TOTAL MARKET OB/XF VALUE		544
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		129,506
SOH/AGL Deduction		64,412
ASSESSED VALUE		65,094
TOTAL EXEMPTION VALUE	HX HB	40,094
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		129,506
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P015135	NEW CONSTR	0	12/01/2001
5520	H/AC	0	12/01/2001
E8797	NEW CONSTR	300	12/01/2001
9011	FOUNDATION	2,000	11/01/2001
3676	MH MOVE-ON	0	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2233/0761	10/19/2018	QC	U	I	11	100
GRANTOR: STUART GEORGE						
GRANTEE: STUART PAULA J						
1526/1540	9/24/2007	QC	U	I	06	44,200
GRANTOR: PAETSCH TIMOTHY L & P						
GRANTEE: STUART PAULA J & GE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W30 UOP=[YR=2011] N8 DCK=[YR=2011] N6 W24 S6 E24$ W24 S8 E24$ W34 S30 E64 N30$.

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	100	10	8	80.00	SF	10.00	10.00	100	2001	2001	3	20	160	
2	1242	WD DECK A	0	100	20	8	160.00	SF	10.00	10.00	100	2005	2005	3	24	384	

LAND DESCRIPTION

TOTAL OB/XF 544

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	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/05/2022 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS