BLOCK 2 LOT PT OF 6 (S-1)
IN OR 2453/1535
NEWCOMB SUB SOUTH CALLAHAN

CURRENT ANNA MYCHELLE
56409 NASSAU OAK DR
CALLAHAN, FL 32011

2025

32-2N-25-2920-0002-0061

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

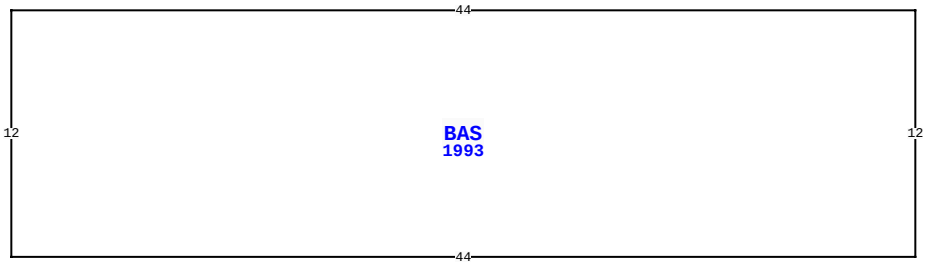
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100	1993	528	10,898
TOTALS	528			528	10,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	528	86.0000	68.80	36,326	1972	1972	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 528 HX Base Yr



44186 NASSAU AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	15,000
TOTAL MARKET OB/XF VALUE	240
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	60,240
SOH/AGL Deduction	6,717
ASSESSED VALUE	53,523
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,523
TOTAL JUST VALUE	60,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2453/1535	4/19/2021	WD	Q	I	02	50,000
GRANTOR: CARTER TIFTON & GLORI						
GRANTEE: CURRENT ANNA MYCHEL						
2419/1537	10/28/2020	QC	U	I	11	100
GRANTOR: CARTER JERALD						
GRANTEE: CARTER TIFTON & GLO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S12 E44 N12$.

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	12	10	120.00	SF	10.00	10.00	100	1986	1986	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 240

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	000100	C	RES	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 08/23/2022 BY KWX Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS

BLOCK 2 LOT PT OF 6 (S-1)
IN OR 2453/1535
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56409 NASSAU OAK DR
CALLAHAN, FL 32011

2025

32-2N-25-2920-0002-0061

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

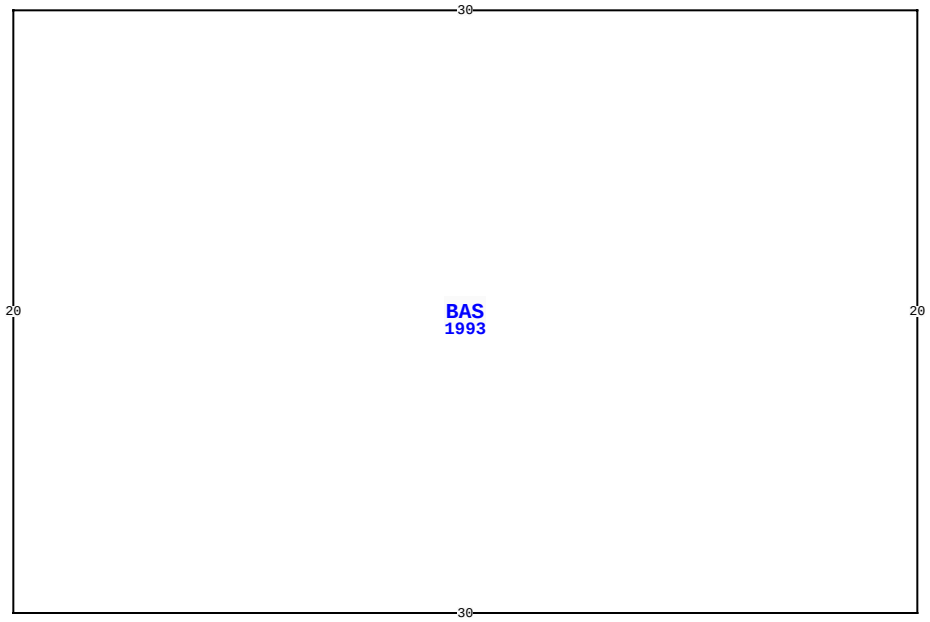
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	1993	600	4,102
TOTALS	600			600	4,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
6500	01	600	46.2000	17.09	10,254	1984	1984	0	0	10	50.00	40.00

2 GARAGE RES – 0% - 0 Heated Area: 600 HX Base Yr



44186 NASSAU AVE, CALLAHAN

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XF DATE		LAND DATE	05/21/2025 MLU
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: CARTER TIFTON & GLORI						
GRANTEE: CURRENT ANNA MYCHEL						
2419/1537	10/28/2020	QC	U	I	11	100
GRANTOR: CARTER JERALD						
GRANTEE: CARTER TIFTON & GLO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S20 E30 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/23/2022 BY KWX Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS