LOT 2
IN OR 2575/1958
NASSAU OAKS SEC 1 UNR

ENTZI JUNE D & CRAIG J
56467 NASSAU OAKS DRIVE
CALLAHAN, FL 32011

2025

48-3N-25-4195-0002-0000

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	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
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	06	Quality Level 06

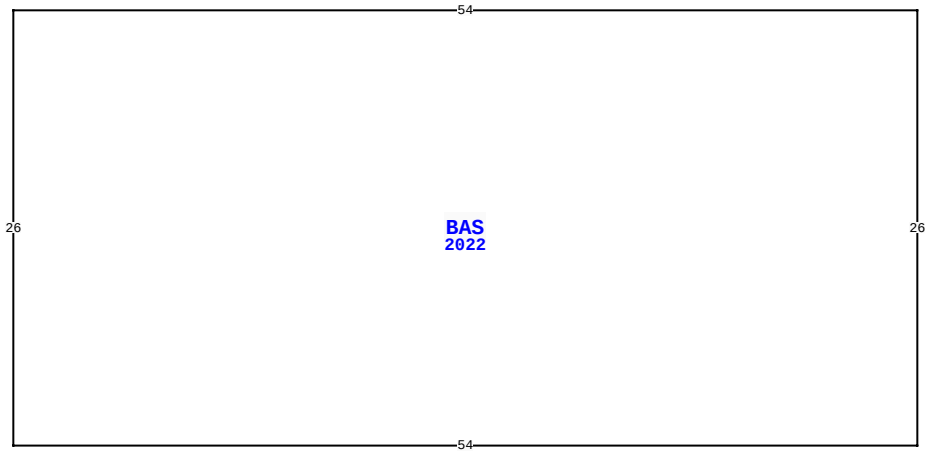
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2022	1,404	178,498
TOTALS	1,404			1,404	178,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	152.6200	129.73	182,141	2022	2022	0	0	0	2.00	98.00

2 M/H 94+ – 100% - 2025 Heated Area: 1404 HX Base Yr 2025



56467 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		192,349
TOTAL MARKET OB/XF VALUE		1,750
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		239,099
SOH/AGL Deduction		0
ASSESSED VALUE		239,099
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		188,377
TOTAL JUST VALUE		239,099
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2215915	GARAGE	51,986	10/21/2022
C22-5108	CO ISSUED	0	06/01/2022
MH225108	MH MOVE-ON	0	04/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2575/1958	7/01/2022	WD	Q	I	01	295,000
GRANTOR: ALPINE PROPERTIES LLC						
GRANTEE: ENTZI JUNE D & CRAI						
2519/0356	12/02/2021	WD	Q	V	01	53,000
GRANTOR: REA KIRKLAND LEE						
GRANTEE: ALPINE PROPERTIES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W54 S26 E54 N26$.

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	0810	CONCRETE A	0	100	8	34	272.00	SF	6.50	6.50	100	2022	2022	3	99	1,750	

LAND DESCRIPTION

TOTAL OB/XF 1,750

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	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 03/07/2023 BY DJ Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 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	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

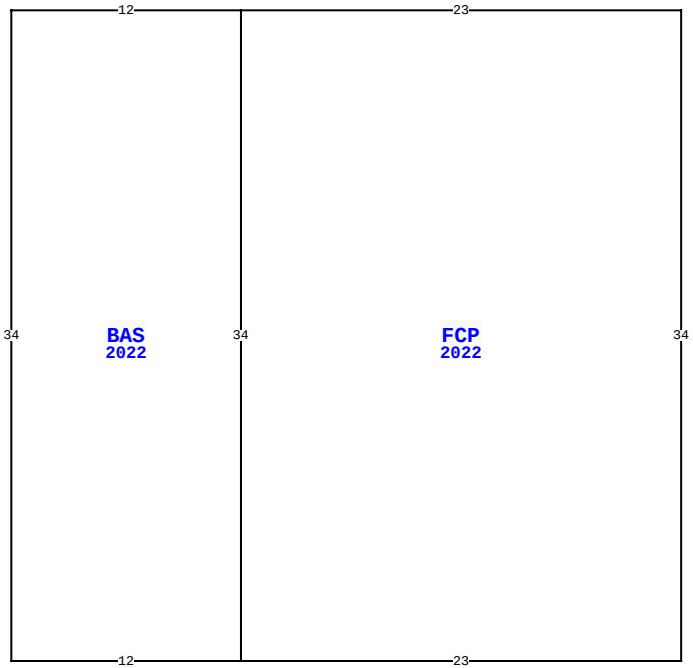
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	408	100	2022	408	9,356
FCP	782	25	2022	196	4,494
TOTALS	1,190			604	13,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	604	63.2500	23.40	14,134	2022	2022	0	0	0	2.00	98.00

3 GARAGE RES – 100% - 2025 Heated Area: 408 HX Base Yr 2025



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GRANTEE: ENTZI JUNE D & CRAI						
2519/0356	12/02/2021	WD	Q	V	01	53,000
GRANTOR: REA KIRKLAND LEE						
GRANTEE: ALPINE PROPERTIES L						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2022] W23 BAS=[YR=2022] W12 S34 E12 N34$ S34 E23 N34$.

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

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