LOT 3 IN OR 2622/446
NASSAU OAKS SEC 1 UNR

RADTKE BRETT
56453 NASSAU OAKS DRIVE
CALLAHAN, FL 32011

2025

48-3N-25-4195-0003-0000

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 50
Interior Floo	14	CARPET 50
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

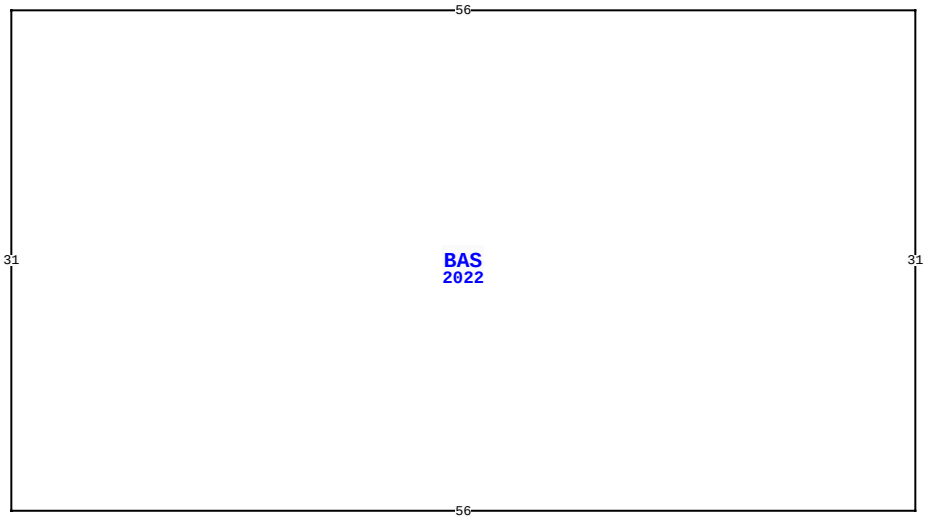
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100	2022	1,736	186,120
TOTALS	1,736			1,736	186,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,736	128.7000	109.40	189,918	2022	2022	0	0	0	2.00	98.00

2 M/H 94+ – 100% - 2024 Heated Area: 1736 HX Base Yr 2024



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		186,120
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		231,120
SOH/AGL Deduction		14,121
ASSESSED VALUE		216,999
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		166,277
TOTAL JUST VALUE		231,120
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012418	CO ISSUED	0	10/13/2022
22012418	MH MOVE-ON	0	08/15/2022
MH951125	MH MOVE-ON	0	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2622/0446	2/23/2023	WD	Q	I	01	275,500
GRANTOR: ALPINE PROPERTIES LLC						
GRANTEE: RADTKE BRETT						
2565/0920	5/20/2022	WD	U	I	37	50,000
GRANTOR: EDWARDS LINDA & MELIS						
GRANTEE: ALPINE PROPERTIES L						

56453 NASSAU OAKS DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W56 S31 E56 N31$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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