LOT 21
IN OR 2604/1055
1988 REDM DW/MH

GORDON FLETA M SMITH L/E/
56566 NASSAU OAKS DRIVE
CALLAHAN, FL 32011-4399

2025

48-3N-25-4195-0021-0000

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 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	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

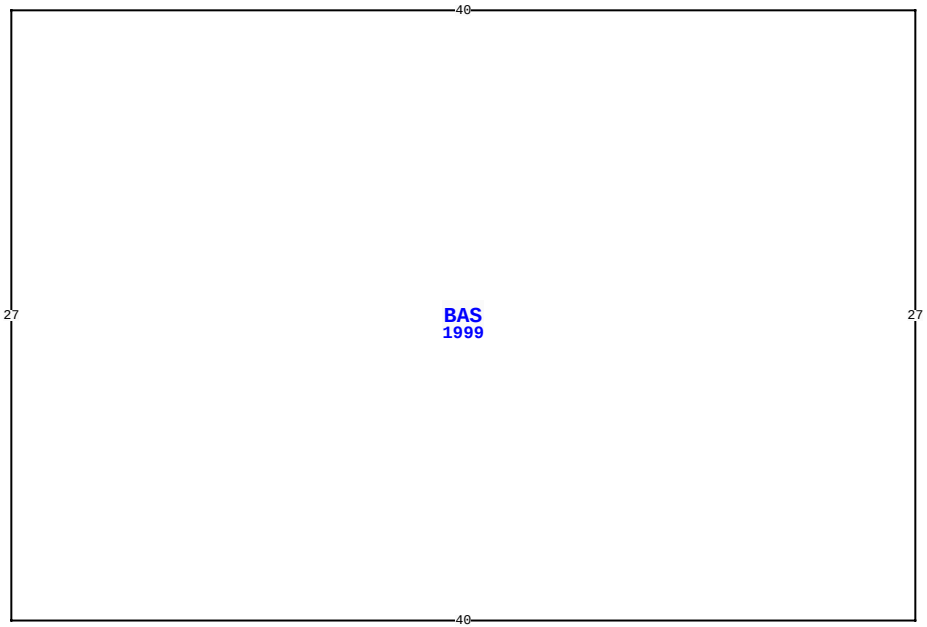
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1999	1,080	30,378
TOTALS	1,080			1,080	30,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,080	117.2000	93.76	101,261	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1080 HX Base Yr



56566 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	30,378
TOTAL MARKET OB/XF VALUE	1,224
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	76,602
SOH/AGL Deduction	26,390
ASSESSED VALUE	50,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,212
TOTAL JUST VALUE	76,602
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108006	XFOB	3,000	02/01/2001
MH982107	MH MOVE-ON	0	03/01/1998
94332	MH MOVE-ON	6,500	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2604/1055	11/22/2022	WD	U	I	11	100
GRANTOR: GORDON FLETA M SMITH						
GRANTEE: MILLER KATHERINE DI						
1141/1445	6/02/2003	QC	Q	I	01	26,300
GRANTOR: GORDON FLETA M SMITH						
GRANTEE: GORDON FLETA M SMIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W40 S27 E40 N27$.

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	0350	CARPORT WD	0	0	12	10	120.00	SF	13.00	13.00	100	1985	1985	3	20	312	
2	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	1999	1999	3	20	720	
3	0751	UOP	0	0	12	8	96.00	SF	10.00	10.00	100	1995	1995	3	20	192	

LAND DESCRIPTION

TOTAL OB/XF 1,224

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	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 07/30/2025 BY SYS