LOT 22
IN OR 2084/923
2007 JACO DW/MH

LEWIS SERA DELORES
56332 NASSAU OAKS DR
CALLAHAN, FL 32011

2025

48-3N-25-4195-0022-0000

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	11	CLAY TILE 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	06	Quality Level 06

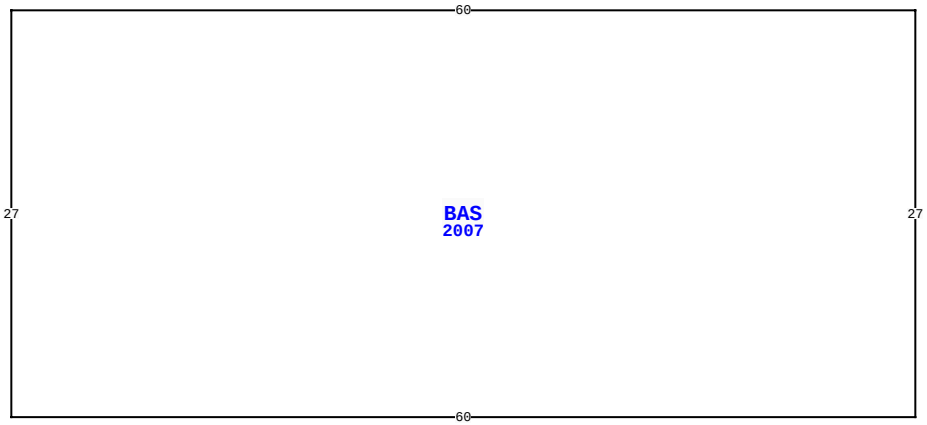
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2007	1,620	123,764
TOTALS	1,620			1,620	123,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	154.9600	131.72	213,386	2007	2007	0	0	0	42.00	58.00

4 M/H 94+ – 100% - 2017 Heated Area: 1620 HX Base Yr 2017



56332 NASSAU OAKS DR, CALLAHAN

BLD DATE	01/24/2008 KW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		123,764
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		170,464
SOH/AGL Deduction		83,647
ASSESSED VALUE		86,817
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		36,095
TOTAL JUST VALUE		170,464
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4950	CO ISSUED	0	06/01/2007
MH074950	MH MOVE-ON	0	06/01/2007
P12466	OTHER	0	06/01/2007
E19275	ELEC OTHER	0	05/01/2007
M12941	MECH OTHER	0	05/01/2007
MH961452	MH MOVE-ON	0	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2084/0923	6/30/2016	WD	U	I	11	100
GRANTOR: GMAT LEGAL TITLE TRUS						
GRANTEE: LEWIS SERA DELORES						
2056/1102	6/30/2016	WD	U	I	12	62,500
GRANTOR: GMAT LEGAL TITLE TRUS						
GRANTEE: LEWIS SERA DELORES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W60 S27 E60 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
2	1242	WD DECK A	0	100	20	14	280.00	SF	10.00	10.00	100	2011	2011	3	45	1,260	
3	1242	WD DECK A	0	100	0	0	80.00	SF	10.00	10.00	100	2013	2013	3	55	440	

LAND DESCRIPTION

TOTAL OB/XF 1,700

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 12/03/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS