

LOT 23 R498142  
IN OR 860/1238  
NASSAU OAKS SEC 1 UNR

HUFSTETLER WILLIAM D EST &/LAND GLENDA L  
56350 NASSAU OAKS DRIVE  
CALLAHAN, FL 32011

2025

48-3N-25-4195-0023-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 25 | MOD METAL 100  |
| Roof Structure           | 01 | FLAT 100       |
| Roof Cover               | 01 | MINIMUM 100    |
| Interior Wall            | 04 | PLYWOOD 100    |
| Interior Floor           | 14 | CARPET 100     |
| Air Condition            | 01 | NONE 100       |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 1 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 0  | 0 100          |
| Units                    |    | 0 100          |

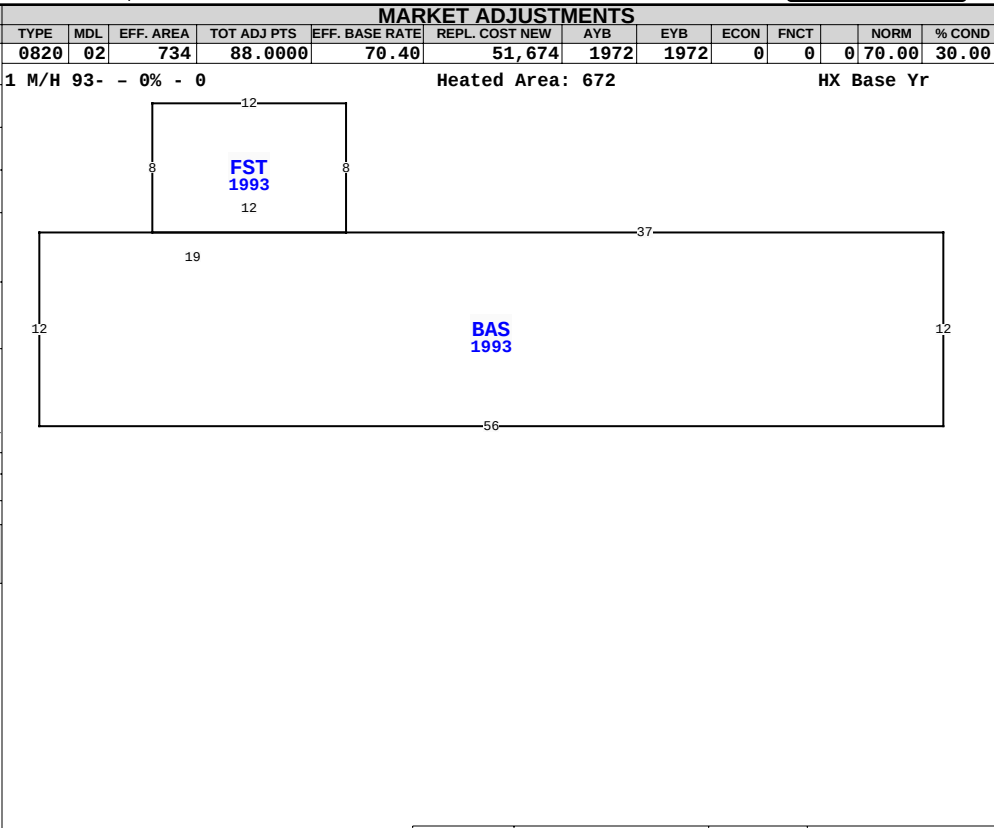
|                  |                  |                  |      |                  |                      |
|------------------|------------------|------------------|------|------------------|----------------------|
| Quality          |                  | 03               |      | Quality Level 03 |                      |
| 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              | 672              | 100              | 1993 | 672              | 14,193               |
| FST              | 96               | 65               | 1993 | 62               | 1,310                |

|        |     |  |  |     |        |
|--------|-----|--|--|-----|--------|
| TOTALS | 768 |  |  | 734 | 15,502 |
|--------|-----|--|--|-----|--------|

| EXTRA FEATURES |            |             |     |     |    |    |        |    |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R |
| 1              | 0940       | SHEDS/PORT  | 0   | 0   | 20 | 10 | 200.00 | SF | 19.50 |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 0   | 0005 | OR       | 0.00  | 0.00  | 1.00        |

REVIEW DATE 05/05/2022 BY KBA



56350 NASSAU OAKS DR, CALLAHAN

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1           | 000100   | C   | RES                  | 0   | 0005 | OR       | 0.00  | 0.00  | 1.00        |

Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |   |
|---------------------------|--|--|--|--|-----------|--|--|--|---|
| PAGE 1 of 1               |  |  |  |  |           |  |  |  | 4 |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |   |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |   |
| Tax Group: 4              |  |  |  |  | Tax Dist: |  |  |  |   |
| BUILDING MARKET VALUE     |  |  |  |  | 15,502    |  |  |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 780       |  |  |  |   |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 45,000    |  |  |  |   |
| TOTAL MARKET VALUE        |  |  |  |  | 61,282    |  |  |  |   |
| SOH/AGL Deduction         |  |  |  |  | 22,697    |  |  |  |   |
| ASSESSED VALUE            |  |  |  |  | 38,585    |  |  |  |   |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 0         |  |  |  |   |
| BASE TAXABLE VALUE        |  |  |  |  | 38,585    |  |  |  |   |
| TOTAL JUST VALUE          |  |  |  |  | 61,282    |  |  |  |   |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |   |
| INCOME VALUE              |  |  |  |  |           |  |  |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 59,344    |  |  |  |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                  |  |            |              |        |        |           |               |  |  |
|-----------------------------|--|------------|--------------|--------|--------|-----------|---------------|--|--|
| OFF RECORD<br>Number        |  | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |
| 0860/1238                   |  | 12/29/1998 | WD           | U      | I      |           | 26,500        |  |  |
| GRANTOR: WYSE LOUISE BRAREN |  |            |              |        |        |           |               |  |  |
| GRANTEE: HUFSTETLER WILLIAM |  |            |              |        |        |           |               |  |  |
|                             |  |            |              |        |        |           |               |  |  |
|                             |  |            |              |        |        |           |               |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W37 FST=[YR=1993] N8 W12 S8 E12\$ W19 S12 E56 N12\$. |  |  |  |  |  |  |  |  |  |