

CURRENT RICHARD K & TERRY L
56414 NASSAU OAKS DR
CALLAHAN, FL 32011

48-3N-25-4195-0027-0000

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	30 VINYL 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	03 CONC FINSH 80				
Interior Floo	11 CLAY TILE 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	4.5 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
Occupancy	00 NONE 100				
Quality	03 Quality Level 03				
DOR CODE	0100 SINGLE FAMILY				
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	2,304	100	2007	2,304	221,846
FOP	144	30	2007	43	4,140
TOTALS	2,448			2,347	225,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,347	104.6640	104.66	245,637	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM - 100% - 1997
Heated Area: 2304
HX Base Yr 1997

BAS
2007

FOP
2007

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		232,599
TOTAL MARKET OB/XF VALUE		6,300
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		283,899
SOH/AGL Deduction		126,797
ASSESSED VALUE		157,102
TOTAL EXEMPTION VALUE		50,722
BASE TAXABLE VALUE		106,380
TOTAL JUST VALUE		283,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,814

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0781/0631	1/03/1997	WD	U	V	21	17,000

GRANTOR: LEWIS H D & RICHARD H

GRANTEE: CURRENT RICHARD K &

0679/0094 4/16/1993 WD Q V 06 8,900

GRANTOR: BUTLER GORDON & T M

GRANTEE: LEWIS & WYSE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W68 S36 E44 FOP=[YR=2007] E24 N6 W24 S6 \$ N6 E24 N30 \$.

LAND DESCRIPTION

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							

TOTAL OB/XF

6,300

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS

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