LOT 29 IN OR 1016 PG 1198
1975 RING SW
NASSAU OAKS SEC 1 UNR

THIBODEAUX JAMES C
56434 NASSAU OAKS DR
CALLAHAN, FL 32011

**2025**

**48-3N-25-4195-0029-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 02 | Quality Level 02 |

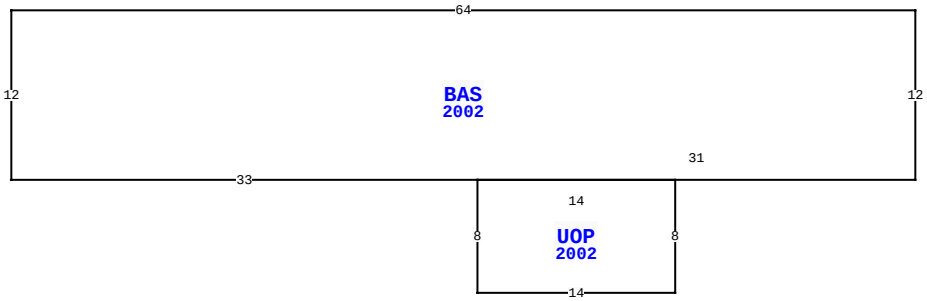
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 768 | 100 | 2002 | 768 | 11,174 |
| UOP | 112 | 25 | 2002 | 28 | 407 |
| TOTALS | 880 | | | 796 | 11,582 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 796 | 60.6200 | 48.50 | 38,606 | 1975 | 1975 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 768 HX Base Yr




56442 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 | 11,582 |
| TOTAL MARKET OB/XF VALUE | 6,070 |
| TOTAL LAND VALUE - MARKET | 45,000 |
| TOTAL MARKET VALUE | 62,652 |
| SOH/AGL Deduction | 24,604 |
| ASSESSED VALUE | 38,048 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 38,048 |
| TOTAL JUST VALUE | 62,652 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 61,725 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1016/1198 | 10/30/2001 | QC | Q | I | 01 | 100 |
| GRANTOR: THIBODEAUX BRENDA & J | | | | | | |
| GRANTEE: THIBODEAUX JAMES C | | | | | | |
| 0954/1877 | 10/23/2000 | QC | U | I | 07 | 100 |
| GRANTOR: THIBODEAUX BRENDA E | | | | | | |
| GRANTEE: THIBODEAUX BRENDA E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W64 S12 E33 UOP=[YR=2002] S8 E14 N8 W14$ E31 N12 $ .

## 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 | 0810 | CONCRETE A | 0 | 0 | 11 | 19 | 209.00 | SF | 6.50 | 6.50 | 100 | 1985 | 1985 | 3 | 44 | 598 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 6 | 4 | 24.00 | SF | 6.50 | 6.50 | 100 | 1985 | 1985 | 3 | 44 | 69 | |
| 4 | 0940 | SHEDS/PORT | 0 | 0 | 27 | 25 | 675.00 | SF | 20.10 | 20.10 | 100 | 1985 | 1985 | 3 | 20 | 2,714 | |
| 5 | 0810 | CONCRETE A | 0 | 0 | 15 | 12 | 180.00 | SF | 6.50 | 6.50 | 100 | 1985 | 1985 | 3 | 44 | 515 | |
| 6 | 0681 | POLE SHED | 0 | 0 | 14 | 9 | 126.00 | SF | 10.50 | 10.50 | 100 | 1990 | 1990 | 3 | 20 | 265 | |
| 7 | 0681 | POLE SHED | 0 | 0 | 10 | 28 | 280.00 | SF | 10.50 | 10.50 | 100 | 1995 | 1995 | 3 | 20 | 588 | |
| 8 | 0681 | POLE SHED | 0 | 0 | 12 | 26 | 312.00 | SF | 10.50 | 10.50 | 100 | 1995 | 1995 | 3 | 20 | 655 | |
| 9 | 0681 | POLE SHED | 0 | 0 | 10 | 6 | 60.00 | SF | 10.50 | 10.50 | 100 | 1995 | 1995 | 3 | 20 | 126 | |
| 10 | 0681 | POLE SHED | 0 | 0 | 20 | 10 | 200.00 | SF | 7.50 | 7.50 | 100 | 2005 | 2005 | 3 | 36 | 540 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,070

| 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 08/06/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS