LOT 36 1990 BUCC SW/MH
IN OR 2124/802
CASE #02-12232-FM

LEON JEANNIE/PIJANKA RANDALL MILES
56537 NASSAU OAKS DR
CALLAHAN, FL 32011

2025

48-3N-25-4195-0036-0000

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

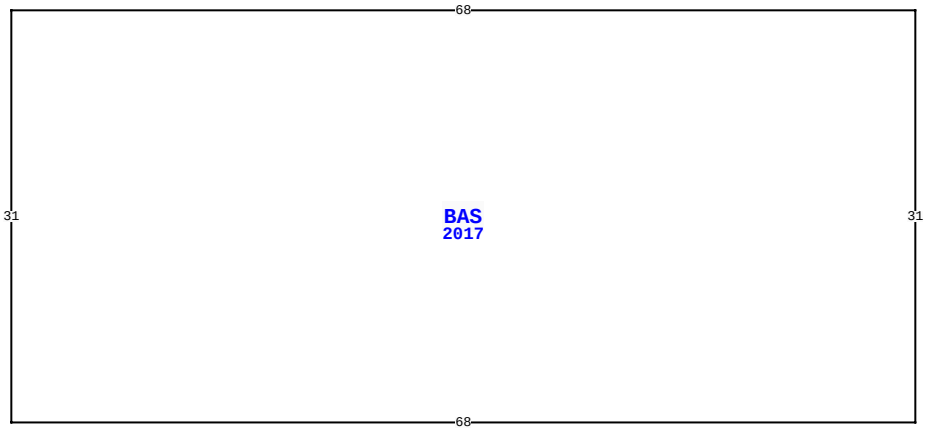
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2017	2,108	200,959
TOTALS	2,108			2,108	200,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,108	109.2000	98.28	207,174	2017	2017	0	0	0	3.00	97.00

1 SFR MODULR – 100% - 2023 Heated Area: 2108 HX Base Yr 2023



56537 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		200,959
TOTAL MARKET OB/XF VALUE		1,317
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		247,276
SOH/AGL Deduction		42,732
ASSESSED VALUE		204,544
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		153,822
TOTAL JUST VALUE		247,276
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004976	CO ISSUED	0	10/02/2017
17004976	MH MOVE-ON	0	08/01/2017
E10592	NEW CONSTR	0	12/01/2002
MH4007	MH MOVE-ON	0	12/01/2002
P6270	NEW CONSTR	0	12/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2124/0802	5/10/2017	WD	Q	I	01	21,700
GRANTOR: BRIZZLE SHERRY WRIGHT						
GRANTEE: LEON JEANNIE & RAND						
1107/0071	1/13/2003	WD	U	I	11	34,000
GRANTOR: WEBB EULER L						
GRANTEE: BIZZLE SHERRY W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W68 S31 E68 N31 $.

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	0940	SHEDS/PORT	0	100	16	12	192.00	SF	21.30	21.30	100	2001	2001	3	20	818	
2	0751	UOP	0	100	8	8	64.00	SF	10.00	10.00	100	2016	2016	3	78	499	

LAND DESCRIPTION

TOTAL OB/XF 1,317

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 04/11/2022 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS