LOT J EX S-1
IN OR 310 PG 197
NASSAU OAKS SEC 2 UNR

NASSAU OAKS VOLUNTEER FIRE DEPARTMENT INC
PO BOX 1848
CALLAHAN, FL 32011

2025

48-3N-25-4196-000J-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

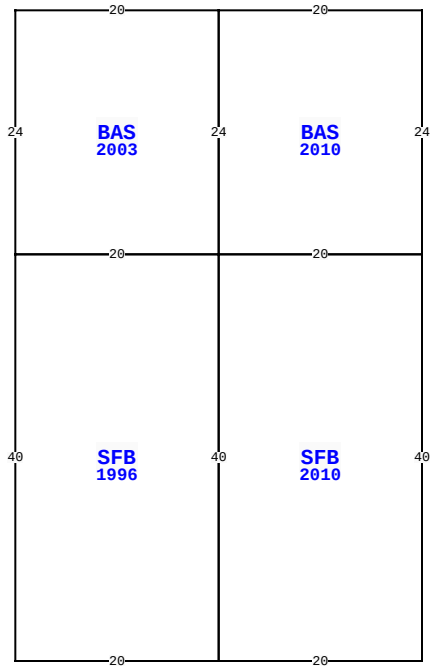
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7500	NON-PROFIT SERVICE
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	480	100	2003	480	53,536
BAS	480	100	2010	480	53,536
SFB	800	80	1996	640	71,381
SFB	800	80	2010	640	71,381
TOTALS	2,560			2,240	249,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	06	2,240	105.8400	148.71	333,110	1996	1999	0	0	0	25.00	75.00

2 OFFICE – 0% - 0 Heated Area: 2240 HX Base Yr



BLD DATE	07/29/2015 KK
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

56300 NASSAU OAKS DR, CALLAHAN

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		249,832
TOTAL MARKET OB/XF VALUE		18,031
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		312,863
SOH/AGL Deduction		35,829
ASSESSED VALUE		277,034
TOTAL EXEMPTION VALUE	10	277,034
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		312,863
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428422	XFOB	5,947	03/01/2014
B1428422	NEW CONSTR	5,947	03/01/2014
C22267	CO ISSUED	0	11/01/2009
B22267	ADDITION	25,000	02/01/2009
R11750	REPAIR/RRF	4,500	02/01/2009
B996693	REMODEL	10,000	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0310/0197	2/01/1980	WD	Q	V		75

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W20 BAS=[YR=2003] W20 S24 SFB=[YR=1996] S40 E20 SFB=[YR=2010] E20 N40 W20 S40$ N40 W20$ E20 N24$ S24 E20 N24$.

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	0	10	12	120.00	SF	39.00	39.00	100	1997	1997	3	20	936	
2	0505	FLAGPOLE A	0	0	0	0	20.00	LF	50.00	50.00	100	1996	1996	3	20	200	
3	0810	CONCRETE A	0	0	50	20	1,000.00	SF	6.50	6.50	100	1998	1998	3	73	4,745	
4	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	1996	1996	3	20	80	
5	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	1996	1996	3	100	400	
6	0810	CONCRETE A	0	0	16	3	48.00	SF	6.50	6.50	100	1998	1998	3	73	228	
7	0351	CARPORT MT	0	0	30	12	360.00	SF	4.00	4.00	100	2000	2000	3	20	288	
8	0351	CARPORT MT	0	0	30	20	600.00	SF	4.00	4.00	100	2000	2000	3	20	480	
9	0940	SHEDS/PORT	0	0	16	10	160.00	SF	19.50	19.50	100	2000	2000	3	20	624	
10	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2010	2010	3	40	160	

TOTAL OB/XF 8,141

LAND DESCRIPTION

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	007070	C	MISC INSTITA	0	0005	OR	150.00	136.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 06/11/2021 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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DOR CODE	7500	NON-PROFIT SERVICE	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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TOTAL EXEMPTION VALUE	10	277,034
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		312,863
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985261	XFOB	1,650	08/01/1998
B951945	NEW CONSTR	0	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0310/0197	2/01/1980	WD	Q	V		75

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0351	CARPORT MT	0	0	20	12	240.00	SF	4.00	4.00	100	2010	2010	3	40	384	
12	0810	CONCRETE A	0	0	0	0	1,000.00	SF	6.50	6.50	100	2010	2010	3	90	5,850	
13	0443	STK FNC 6'	0	0	0	0	40.00	LF	10.00	10.00	100	2000	2000	3	20	80	
14	0940	SHEDS/PORT	0	0	11	8	88.00	SF	30.00	30.00	100	2010	2010	3	40	1,056	
15	0940	SHEDS/PORT	0	0	14	10	140.00	SF	30.00	30.00	100	2014	2014	3	60	2,520	

LAND DESCRIPTION

TOTAL OB/XF 9,890

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

REVIEW DATE 06/11/2021 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS