

**JONES SARAH V L/E/
56178 NASSAU OAKS DRIVE
CALLAHAN, FL 32011**

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

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

30 VINYL 100
03 GABLE/HIP 100
01 MINIMUM 100
05 DRYWALL 100
14 CARPET 70
08 SHT VINYL 30
03 CENTRAL 100
04 AIR DUCTED 100

Bedrooms 3 100
Bathrooms 2 100
Frame 02 WOOD FRAME 100

Stories Units 1. 1. 100
 0 100
BUD8 Adjustme 04 DIST 01 100

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	1,296	100	1995	1,296	55,644

TOTALS	1,296			1,296	55,644
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EXTRA FEATURES

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

55,6447,94645,000108,59053,56155,02935,02920,000108,5900104,464

PERMIT NUMDESCRIPTIONAMTISSUED

MHU95971MH MOVE-ON007/01/1995

SALES DATA

OFF RECORD NumberDATETYPEINSTQ U I V I RSN CD SALE PRICE

2772/8753/07/2025LE U I 11100

GRANTOR: JONES SARAH V
GRANTEE: CARROLL CHASITY ANN
432/7479/14/1984WD U I 11100
GRANTOR: BISHOP THOMAS T & NAN
GRANTEE: JONES CHARLES A & S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W48 S27 E48 N27 \$.

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSLAND UNITUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICELAND ADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

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REVIEW DATE05/05/2022BYKBA

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