LOT 108
IN OR 2355/1303
NASSAU OAKS SEC 2 UNR

WHITE VICTORIA FAITH
56245 NASSAU OAKS DRIVE
CALLAHAN, FL 32011

2025

48-3N-25-4196-0108-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

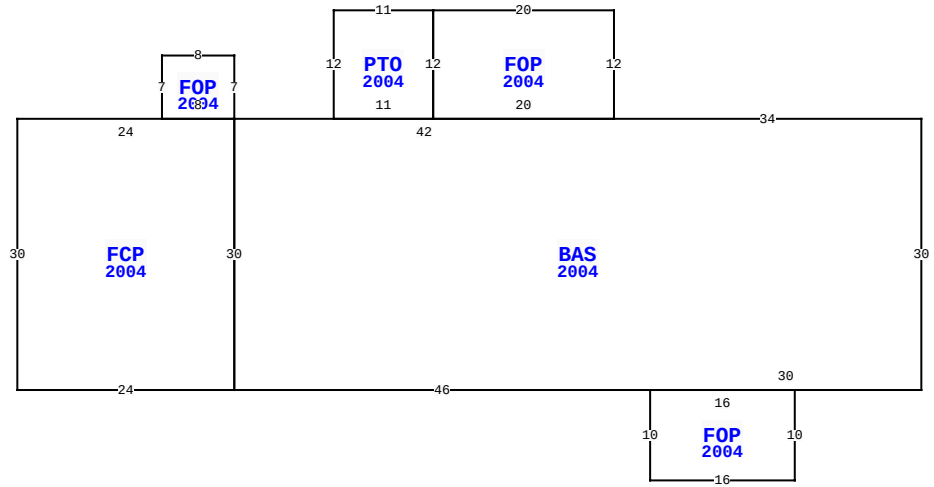
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2004	2,280	191,811
FCP	720	25	2004	180	15,143
FOP	56	30	2004	17	1,430
FOP	160	30	2004	48	4,038
FOP	240	30	2004	72	6,057
PTO	132	5	2004	7	589
TOTALS	3,588			2,604	219,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,604	159.6400	135.69	353,337	2004	2009	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2021 Heated Area: 2280 HX Base Yr 2021



56245 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		219,069
TOTAL MARKET OB/XF VALUE		10,427
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		274,496
SOH/AGL Deduction		87,078
ASSESSED VALUE		187,418
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,696
TOTAL JUST VALUE		274,496
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4409	MH MOVE-ON	0	06/01/2004
B12727	FOUNDATION	1,900	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2355/1303	4/20/2020	WD	Q	I	01	200,000
GRANTOR: MCFALL ALYSON N & ISA						
GRANTEE: WHITE VICTORIA FAIT						
2131/0160	6/30/2017	WD	Q	I	01	149,000
GRANTOR: LANNING GREGORY R & T						
GRANTEE: MCFALL ALYSON N & I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W34 FOP=[YR=2004] N12 W20 PTO=[YR=2004] W11 S12 E11 N12$ S12 E20$ W42 FOP=[YR=2004] N7 W8 S7 E8$ FCP=[YR=2004] W24 S30 E24 N30$ S30 E46 FOP=[YR=2004] S10 E16 N10 W16$ E30 N30$.

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	0754	FOP	0	100	0	0	56.00	SF	15.00	15.00	100	2004	2004	3	21	176	
2	0510	GARAGE WD-	0	100	24	12	288.00	SF	25.90	25.90	100	2004	2004	3	32	2,387	
3	0680	POLE SHED	0	100	10	12	120.00	SF	10.00	10.00	100	2004	2004	3	32	384	
4	0812	CONCRETE C	0	100	0	0	2,253.00	SF	4.00	4.00	100	2004	2004	3	83	7,480	

LAND DESCRIPTION

TOTAL OB/XF 10,427

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 05/05/2022 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS