LOT 109
IN OR 2448/1334
NASSAU OAKS SEC 2 UNR

ROBINSON SARAH NICOLE/TROUT AUSTIN MICHAEL
56239 NASSAU OAKS DRIVE
CALLAHAN, FL 32011

2025

48-3N-25-4196-0109-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

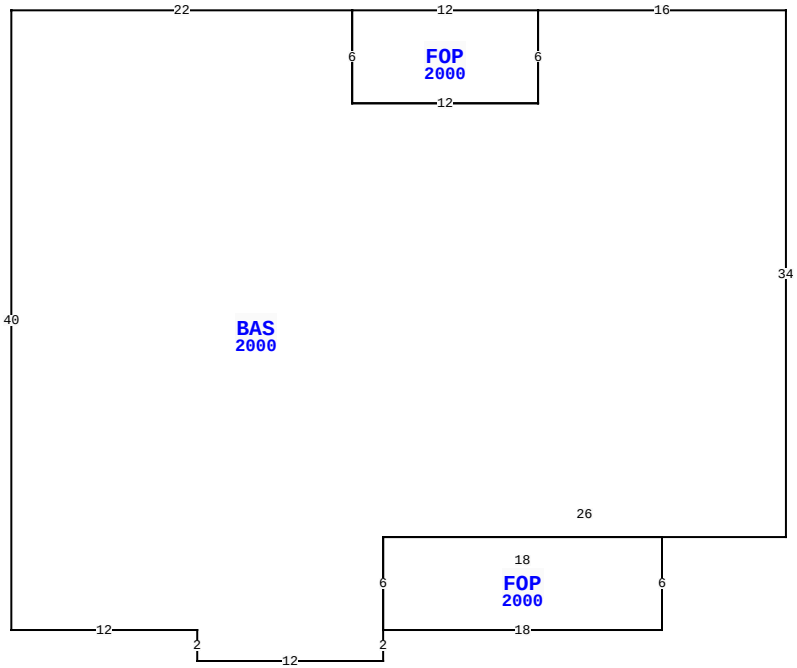
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,796	100	2000	1,796	173,554
FOP	72	30	2000	22	2,126
FOP	108	30	2000	32	3,092
TOTALS	1,976			1,850	178,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,850	109.5000	109.50	202,575	2000	2000	0	0	0	11.75	88.25

1 SINGLE FAM – 100% - 2022 Heated Area: 1796 HX Base Yr 2022



56239 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		178,772
TOTAL MARKET OB/XF VALUE		4,594
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		228,366
SOH/AGL Deduction		28,991
ASSESSED VALUE		199,375
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		148,653
TOTAL JUST VALUE		228,366
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,492

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E006519	TEMP POLE	2,500	03/01/2000
B6686 7	NEW CONSTR	98,000	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2448/1334	3/29/2021	WD	Q	I	01	190,000
GRANTOR: SHOSHONI KAWATEE S &						
GRANTEE: ROBINSON SARAH NICO						
1672/1370	4/13/2010	WD	U	I	11	100
GRANTOR: ASSOCIATES FIRST CAPI						
GRANTEE: HERREN WENDELL K &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W16 FOP=[YR=2000] W12 S6 E12 N6 $ S6 W12 N6 W22 S40 E12 S2 E12 N2 FOP=[YR=2000] E18 N6 W18 S6 $ N6 E26 N34 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	0810	CONCRETE A	0	100	0	0	456.00	SF	6.50	6.50	100	1990	1990	3	57	1,689	

LAND DESCRIPTION

TOTAL OB/XF 4,594

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 06/26/2021 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS