LOT 110
IN OR 1832/599 & OR 1832/601
1972 FLEETWOOD DW/MH

LYNN RAY H JR
56219 NASSAU OAKS DR
CALLAHAN, FL 32011-8358

2025

48-3N-25-4196-0110-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 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
Quality	03	Quality Level 03

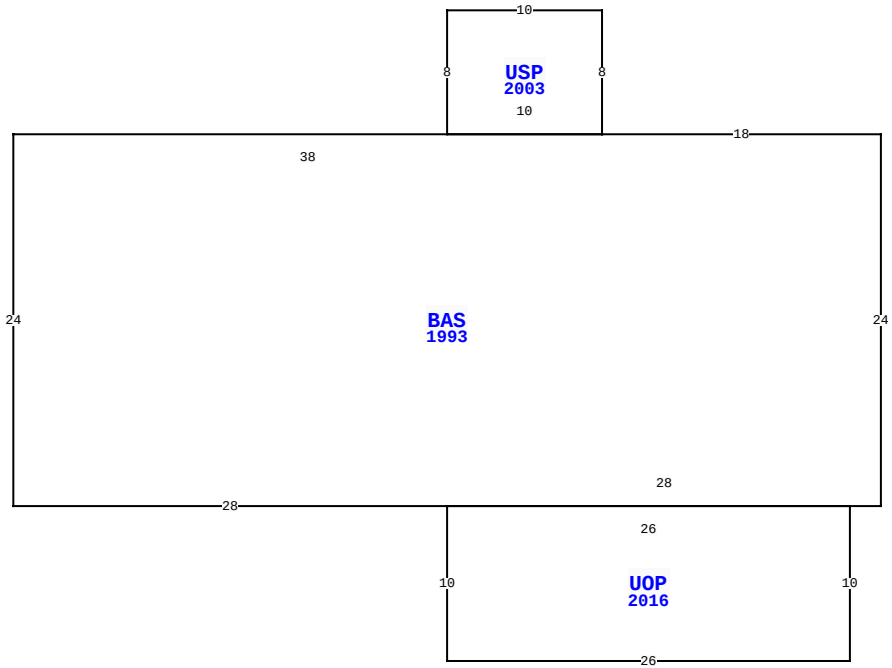
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	30,708
UOP	260	25	2016	65	1,485
USP	80	50	2003	40	914
TOTALS	1,684			1,449	33,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,449	95.2000	76.16	110,356	1972	1977	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2013 Heated Area: 1344 HX Base Yr 2013



56219 NASSAU OAKS DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		33,107
TOTAL MARKET OB/XF VALUE		1,810
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		79,917
SOH/AGL Deduction		47,728
ASSESSED VALUE		32,189
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		7,189
TOTAL JUST VALUE		79,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1832/0599	9/17/2012	QC	U	I	11	100
GRANTOR: CRAWFORD JACKIE						
GRANTEE: LYNN RAY H JR						
1832/0601	3/27/2012	QC	U	I	11	100
GRANTOR: LYNN DIANNE W						
GRANTEE: LYNN RAY H JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 USP=[YR=2003] N8 W10 S8 E10$ W38 S24 E28
UOP=[YR=2016] S10 E26 N10 W26$ E28 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	0510	GARAGE WD-	0	100	18	18	324.00	SF	19.60	19.60	100	1975	1975	3	20	1,270	
2	0681	POLE SHED	0	100	18	10	180.00	SF	15.00	15.00	100	1975	1975	3	20	540	

LAND DESCRIPTION

TOTAL OB/XF 1,810

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