LOT 111
IN OR 1917/1769
1975 FWHI DW/MH

STRIBLING BOBBY R SR & WILLA GRACE/SMITH CRYSTAL M
56209 NASSAU OAKS DR
CALLAHAN, FL 32011

2025

48-3N-25-4196-0111-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03

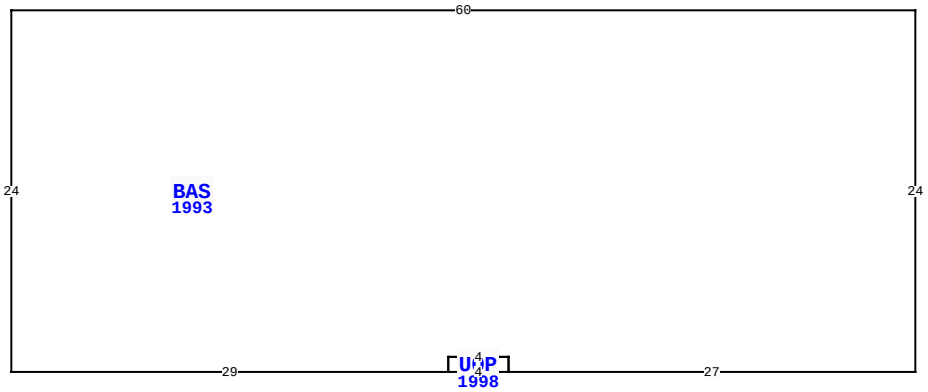
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,436	100	1993	1,436	42,460
UOP	4	25	1998	1	30
TOTALS	1,440			1,437	42,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,437	123.2000	98.56	141,631	1975	1980	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2015 Heated Area: 1436 HX Base Yr 2015



56209 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		42,489
TOTAL MARKET OB/XF VALUE		1,064
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		88,553
SOH/AGL Deduction		58,427
ASSESSED VALUE		30,126
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		5,126
TOTAL JUST VALUE		88,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R981208	REPAIR/RRF	0	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1917/1769	5/09/2014	WD	Q	I	01	30,000
GRANTOR: CRAWFORD JACKIE & RAC						
GRANTEE: STRIBLING BOBBY R S						
0205/0344	1/01/1975	WD	Q	V		5,500
GRANTOR:						
GRANTEE:						

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	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1985	1985	3	20	128	
2	0351	CARPORT MT	0	100	18	26	468.00	SF	10.00	10.00	100	2003	2003	3	20	936	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S24 E29 UOP=[YR=1998] E4 N1 W4 S1 $ N1 E4 S1 E27 N24 $.

LAND DESCRIPTION

TOTAL OB/XF 1,064

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 12/03/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS