LOT 113
IN OR 2322/554
NASSAU OAKS SEC 2 UNR

MILLICIA JONATHAN
56189 NASSAU OAKS DR
CALLAHAN, FL 32011

2025

48-3N-25-4196-0113-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

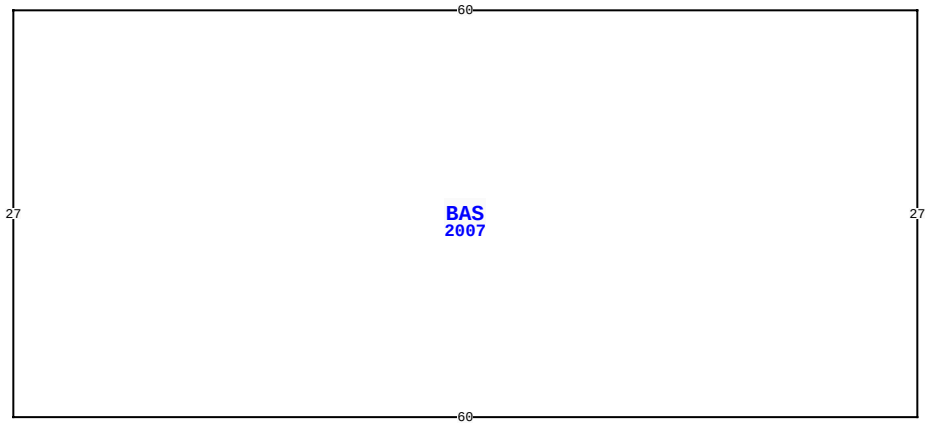
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2007	1,620	113,468
TOTALS	1,620			1,620	113,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,620	136.8000	109.44	177,293	1983	2010	0	0	0	36.00	64.00

2 M/H 93- – 0% - 0 Heated Area: 1620 HX Base Yr



56189 NASSAU OAKS DR, CALLAHAN

BLD DATE	10/29/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	113,468
TOTAL MARKET OB/XF VALUE	2,858
TOTAL LAND VALUE - MARKET	49,500
TOTAL MARKET VALUE	165,826
SOH/AGL Deduction	0
ASSESSED VALUE	165,826
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	165,826
TOTAL JUST VALUE	165,826
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CMH4866	CO ISSUED	0	11/09/2006
MH4866	MH MOVE-ON	0	11/02/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2322/0554	12/02/2019	WD	Q	I	01	142,000
GRANTOR: KEEN KENNETH MICHAEL						
GRANTEE: MILLICIA JONATHAN						
1496/0945	5/02/2007	WD	Q	I		25,000
GRANTOR: NORMAN TOMMY						
GRANTEE: KEEN KENNETH MICHAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W60 S27 E60 N27$.

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	0751	UOP	0	0	12	4	48.00	SF	10.00	10.00	100	2008	2008	3	48	230	
2	0811	CONCRETE B	0	0	0	0	521.00	SF	5.20	5.20	100	2018	2018	3	97	2,628	

LAND DESCRIPTION

TOTAL OB/XF 2,858

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	0	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.10	45,000.00	49,500.00	49,500							

REVIEW DATE 04/18/2019 BY KBX Total Acres: 0.00 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 07/30/2025 BY SYS