LOT 117
IN OR 2788/298
NASSAU OAKS SEC 2 UNR

TIETJEN DAISY & JOSHUA EUGENE
56161 NASSAU OAKS DR
CALLAHAN, FL 32011

2025

48-3N-25-4196-0117-0000

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

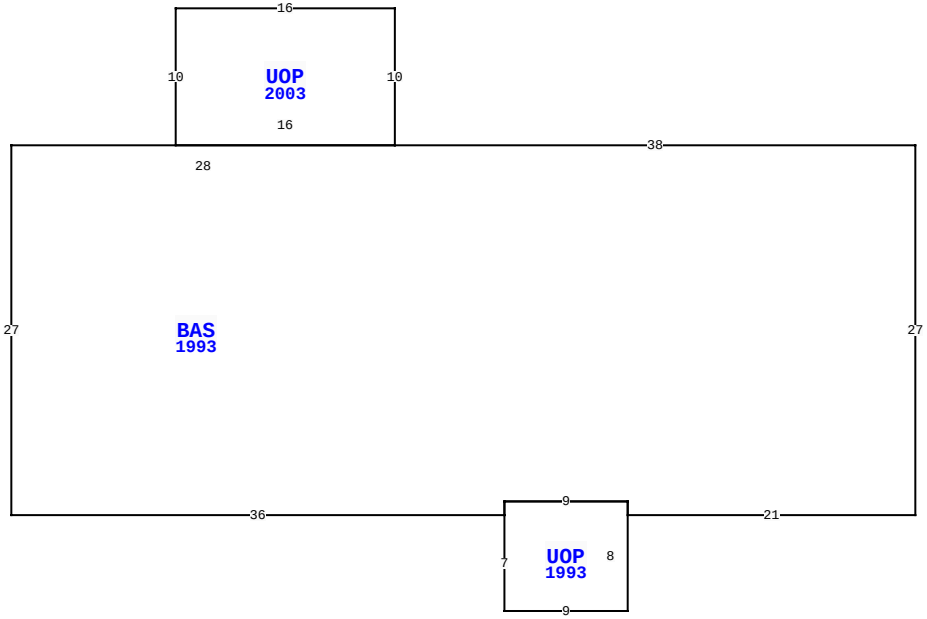
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,773	100	1993	1,773	58,381
UOP	72	25	1993	18	593
UOP	160	25	2003	40	1,317
TOTALS	2,005			1,831	60,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,831	117.6000	94.08	172,260	1992	1997	0	0	0	65.00	35.00

1 M/H 93- – 0% - 2025 Heated Area: 1773 HX Base Yr



56161 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	60,291
TOTAL MARKET OB/XF VALUE	11,063
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	116,354
SOH/AGL Deduction	0
ASSESSED VALUE	116,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,354
TOTAL JUST VALUE	116,354
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9009	MH MOVE-ON	37,000	08/20/1992
7387	GARAGE	14,800	07/11/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2788/298	5/14/2025	SW	Q	I	01	315,000
GRANTOR: OCEANS BLUE HOLDINGS						
GRANTEE: TIETJEN & JOSHUA EU						
2743/640	10/11/2024	WD	U	I	37	92,500
GRANTOR: CUNLIFFE FRED JR						
GRANTEE: OCEANS BLUE HOLDING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 UOP=[YR=2003] N10 W16 S10 E16$ W28 S27 E36
UOP=[YR=1993] S7 E9 N8 W9 S1$ N1 E9 S1 E21 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	0681	POLE SHED	0	0	20	9	180.00	SF	15.00	15.00	100	1970	1970	3	20	540	
2	0510	GARAGE WD-	0	0	40	22	880.00	SF	35.00	35.00	100	1996	1996	3	23	7,084	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
4	0476	VF 6 SBPL	0	0	0	0	30.00	LF	32.00	32.00	100	2000	2000	3	48	461	
5	1242	WD DECK A	0	0	0	0	264.00	SF	10.00	10.00	100	1998	1998	3	20	528	

LAND DESCRIPTION

TOTAL OB/XF 11,063

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	1.00	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