LOT 119 R787928 & R787929
IN OR 683/610
NASSAU OAKS SEC 2 UNR

MAYBERRY KENNETH R & ANGELA M
56127 NASSAU OAKS DRIV
CALLAHAN, FL 32011

2025

48-3N-25-4196-0119-0000

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	05	DRYWALL 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

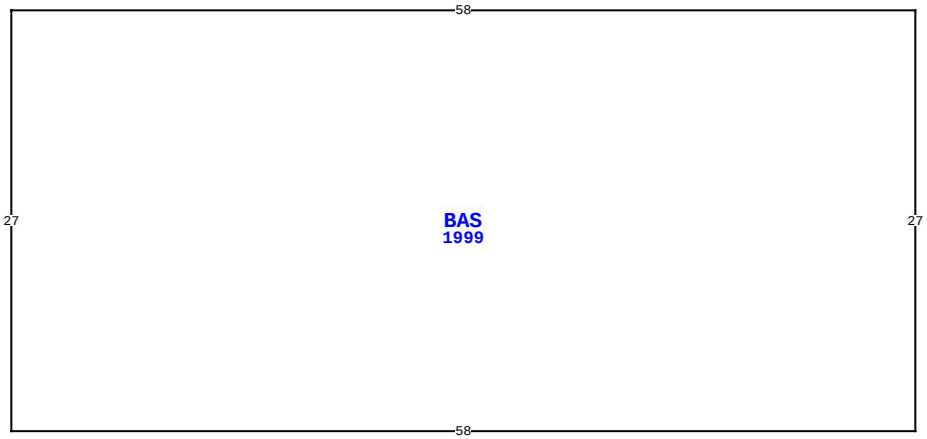
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	1999	1,566	81,996
TOTALS	1,566			1,566	81,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,566	123.2000	104.72	163,992	1998	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 1994 Heated Area: 1566 HX Base Yr 1994



56127 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		81,996
TOTAL MARKET OB/XF VALUE		23,111
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		150,107
SOH/AGL Deduction		80,858
ASSESSED VALUE		69,249
TOTAL EXEMPTION VALUE	HX HB	44,249
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		150,107
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631981	GARAGE	32,134	03/01/2016
MH992918	MH MOVE-ON	0	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0683/0610	6/22/1993	WD	Q	I		25,000
GRANTOR: ROBERSON GRACE M						
GRANTEE: MAYBERRY KEN & A						
0225/0062	1/01/1976	WD	Q	V		9,000
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	0940	SHEDS/PORT	0	100	12	24	288.00	SF	15.00	15.00	100	1988	1988	3	20	864	
2	1242	WD DECK A	0	100	6	14	84.00	SF	10.00	10.00	100	1998	1998	3	20	168	
3	0351	CARPORT MT	0	100	18	25	450.00	SF	12.00	12.00	100	2005	2005	3	22	1,188	
4	0510	GARAGE WD-	0	100	24	30	720.00	SF	35.00	35.00	100	2016	2016	3	78	19,656	
5	0810	CONCRETE A	0	100	0	0	200.00	SF	6.50	6.50	100	2016	2016	3	95	1,235	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W58 S27 E58 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 23,111

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