LOT 121
IN OR 2092/1183
NASSAU OAKS SEC 2 UNR

WINGATE CASEY MARIE
56093 NASSAU OAKS DRIVE
CALLAHAN, FL 32011

2025

48-3N-25-4196-0121-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

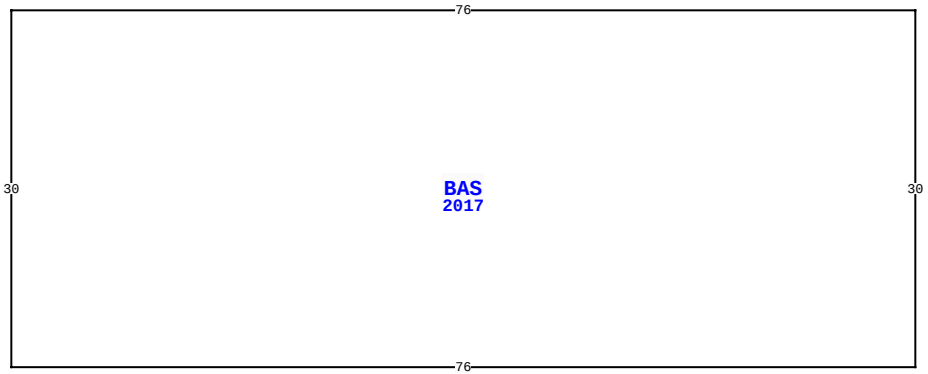
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2017	2,280	192,404
TOTALS	2,280			2,280	192,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	116.8000	99.28	226,358	2017	2017	0	0	0	15.00	85.00

2 M/H 94+ – 100% - 2019 Heated Area: 2280 HX Base Yr 2019



56093 NASSAU OAKS DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		192,404
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		237,404
SOH/AGL Deduction		39,035
ASSESSED VALUE		198,369
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		147,647
TOTAL JUST VALUE		237,404
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003905	CO ISSUED	0	05/03/2017
B1531350	DEMOLITION	4,500	10/01/2015
6934	MH MOVE-ON	31,279	09/16/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2092/1183	12/27/2016	WD	Q	I	01	27,000
GRANTOR: NANTZ JACOB ET AL						
GRANTEE: WINGATE CASEY MARIE						
2006/0008	9/17/2015	WD	U	I	37	27,000
GRANTOR: PAGE AMANDA ET AL						
GRANTEE: NANTZ JACOB & CINDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W76 S30 E76 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS