LOT 122
IN OR 278/637
NASSAU OAKS SEC 2 UNR

SMITH MARGARET
56079 NASSAU OAKS DR
CALLAHAN, FL 32011

2025

48-3N-25-4196-0122-0000

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 70
Interior Floo	08	SHT VINYL 30
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

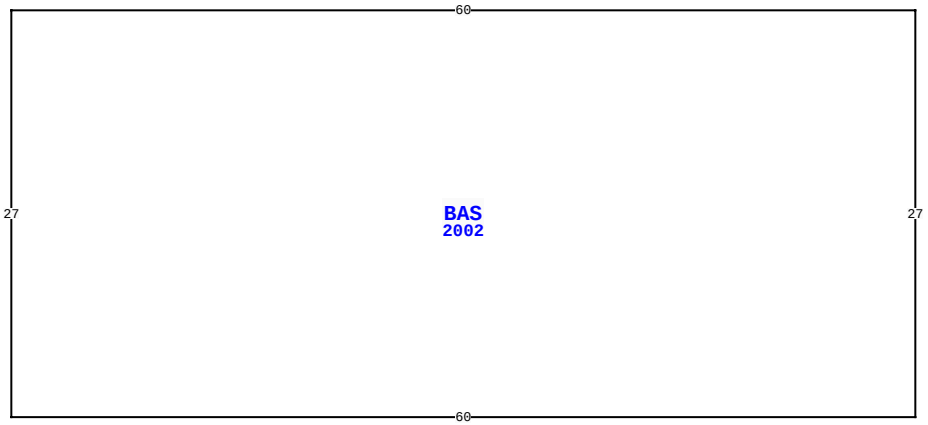
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2002	1,620	93,284
TOTALS	1,620			1,620	93,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	116.8000	99.28	160,834	2002	2007	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2008 Heated Area: 1620 HX Base Yr 2008



56079 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		93,284
TOTAL MARKET OB/XF VALUE		5,443
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		143,727
SOH/AGL Deduction		78,962
ASSESSED VALUE		64,765
TOTAL EXEMPTION VALUE	HX HB WX	44,765
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		143,727
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E10092	NEW CONSTR	0	07/01/2002
MH3915	MH MOVE-ON	0	07/01/2002
M6268	H/AC	0	07/01/2002
P5926	NEW CONSTR	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2738/776	9/13/2024	FJ	U	I	11	0
GRANTOR: SMITH ASHBY D EST						
GRANTEE: SMITH MARGARET						
0278/0637	11/01/1978	WD	Q	V		8,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0940	SHEDS/PORT	0	100	11	10	110.00	SF	19.50	19.50	100	2001	2001	3	20	429	
3	0510	GARAGE WD-	0	100	23	12	276.00	SF	28.00	28.00	100	1990	1990	3	20	1,546	
4	1242	WD DECK A	0	100	28	8	224.00	SF	10.00	10.00	100	2005	2005	3	22	493	

LAND DESCRIPTION

TOTAL OB/XF 5,443

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