LOT 123 IN OR 2520/1242
NASSAU OAKS SEC 2 UNR R407752

STOKES CHARLOTTE A L/E/
56063 NASSAU OAKS DRIVE
CALLAHAN, FL 32011

2025

48-3N-25-4196-0123-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

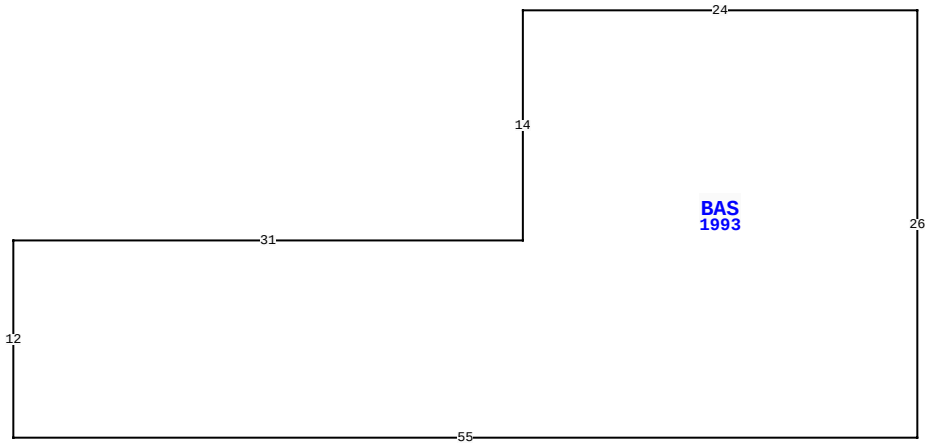
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	996	100	1993	996	22,279
TOTALS	996			996	22,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	996	93.2000	74.56	74,262	1969	1969	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1980 Heated Area: 996 HX Base Yr 1980



56063 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		100,355
TOTAL MARKET OB/XF VALUE		3,412
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		171,267
SOH/AGL Deduction		127,031
ASSESSED VALUE		44,236
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		14,236
TOTAL JUST VALUE		171,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3258	XFOB	1,000	03/24/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2520/1242	12/08/2021	SW	U	I	11	100
GRANTOR: STOKES CHARLOTTE A						
GRANTEE: STOKES CHARLOTTE A						
0253/0700	12/01/1977	WD	U	V		9,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S14 W31 S12 E55 N26$.

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	1243	WD DECK F	0	100	8	8	64.00	SF	3.20	3.20	100	1980	1980	3	20	41	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
3	0510	GARAGE WD-	0	100	30	12	360.00	SF	19.60	19.60	100	1990	1990	3	20	1,411	

LAND DESCRIPTION

TOTAL OB/XF 3,412

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	1.50	45,000.00	67,500.00	67,500							

REVIEW DATE 05/05/2022 BY KBA Total Acres: 0.00 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

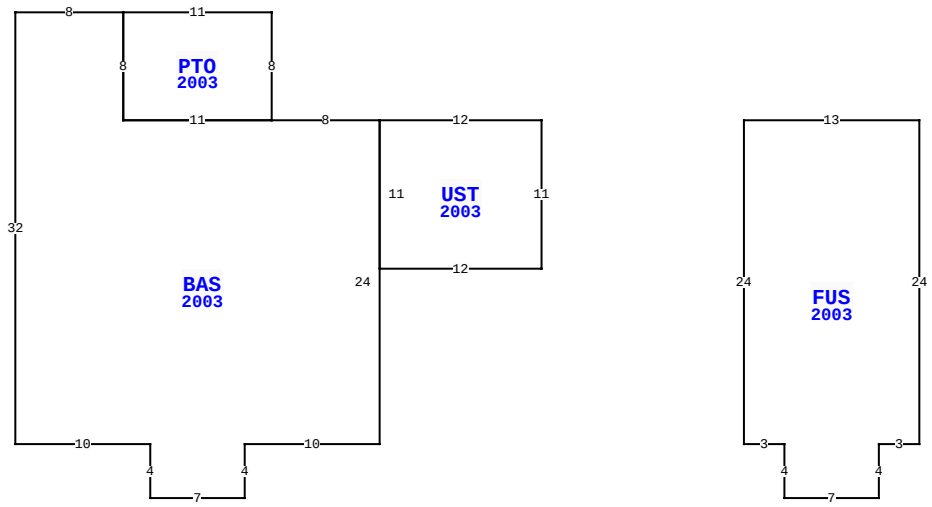
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 60
Interior Floo	02	MIN PLYWD 40
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	740	100	2003	740	50,548
FUS	340	100	2003	340	23,225
PTO	88	5	2003	4	273
UST	132	45	2003	59	4,030
TOTALS	1,300			1,143	78,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,143	82.1750	82.18	93,932	1986	1990	0	0	0	16.88	83.12

2 SINGLE FAM – 100% - 1980 Heated Area: 1080 HX Base Yr 1980



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GRANTEE: STOKES CHARLOTTE A						
0253/0700	12/01/1977	WD	U	V		9,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2003] W12 BAS=[YR=2003] W8 PTO=[YR=2003] N8 W11 S8 E11 $ W11 N8 W8 S32 E10 S4 E7 N4 E10 N24 $ S11 E12 N11 $ PTR= E15 FUS=[YR=2003] E13 S24 W3 S4 W7 N4 W3 N24$ W15 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/05/2022 BY KBA Total Acres: 0.00 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS