LOT 125 1984 COUN DW/MH
IN OR 1276/375
R 108212 & 108213

PHELPS JOHN
1210 DAMPIER STREET
MIDDLEBURG, FL 32068

2025

48-3N-25-4196-0125-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
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

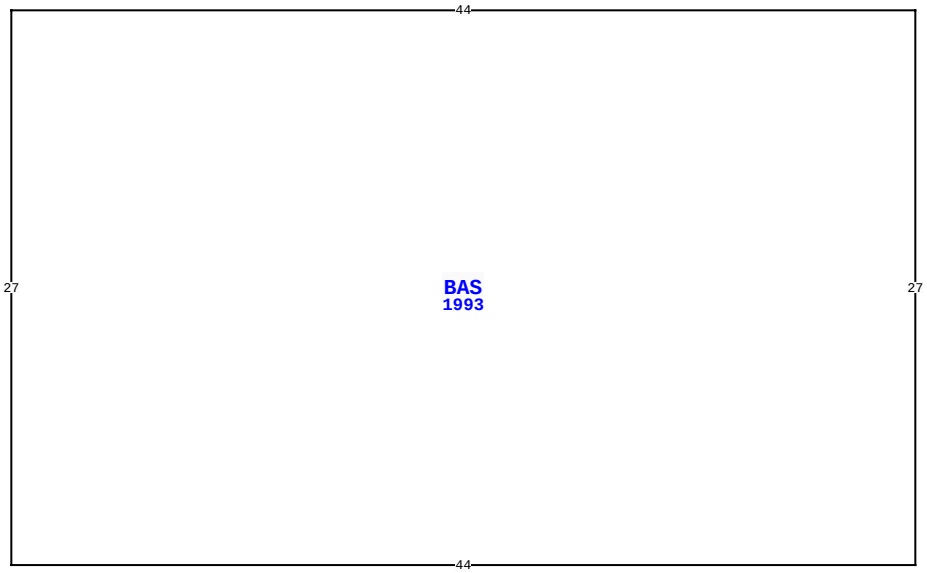
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1993	1,188	28,797
TOTALS	1,188			1,188	28,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,188	101.0000	80.80	95,990	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1188 HX Base Yr



56037 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	28,797
TOTAL MARKET OB/XF VALUE	4,707
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	78,504
SOH/AGL Deduction	26,183
ASSESSED VALUE	52,321
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,321
TOTAL JUST VALUE	78,504
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1276/0375	11/23/2004	WD	Q	I	05	22,000
GRANTOR: THE CHASE MANHATTAN B						
GRANTEE: PHELPS JOHN						
1244/1911	7/12/2004	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: THE CHASE MANHATTAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S27 E44 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	
2	0681	POLE SHED	0	0	20	24	480.00	SF	15.00	15.00	100	1975	1975	3	20	1,440	
3	1242	WD DECK A	0	0	0	0	732.00	SF	10.00	10.00	100	1985	1985	3	20	1,464	

LAND DESCRIPTION

TOTAL OB/XF 4,707

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