

LOT 127
IN OR 2233/761
NASSAU OAKS SEC 2 UNR

STUART PAULA J
56007 NASSAU OAKS DRIVE
CALLAHAN, FL 32011

2025

48-3N-25-4196-0127-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	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	0	0 100			
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	1,920	100	2001	1,920	87,984
DCK	144	15	2011	22	1,008
UOP	192	25	2011	48	2,200
TOTALS	2,256			1,990	91,192

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,990	117.2000	99.62	198,244	2001	2001	0	0	0 54.00	46.00
1 M/H 94+ - 100% - 2002											
Heated Area: 1920											
HX Base Yr 2002											
24 6 DCK 2011 24 8 UOP 2011 24 34 30 BAS 2001 64 30											
56007 NASSAU OAKS DR, CALLAHAN											