

BROOKS SHELLEY
56079 PHOENIX CT
CALLAHAN, FL 32011

48-3N-25-4197-0202-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2												
Exterior Wall	05	AVERAGE 100	0800		02	1,064	123.2000	104.72	111,422	1995	2000	0	0	56.00	44.00	VALUATION BY STANDARD																
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2017										Heated Area: 1064					HX Base Yr 2017					Tax Group: 4 Tax Dist:									
Roof Cover	12	MODULAR MT 100	14 76 BAS 1995 14 76										BUILDING MARKET VALUE 73,162																			
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE 6,743																			
Interior Floo	14	CARPET 80											TOTAL LAND VALUE - MARKET 45,000																			
Interior Floo	08	SHT VINYL 20											TOTAL MARKET VALUE 124,905																			
Air Condition	03	CENTRAL 100											SOH/AGL Deduction 49,923																			
Heating Type	04	AIR DUCTED 100	ASSESSED VALUE 74,982										TOTAL EXEMPTION VALUE HX HB 49,982																			
Bedrooms		3 100											BASE TAXABLE VALUE 25,000																			
Bathrooms		2 100											TOTAL JUST VALUE 124,905																			
Frame	02	WOOD FRAME 100											NCON VALUE 0																			
Stories	1.	1. 100											INCOME VALUE																			
Units		0 100											PREVIOUS YEAR MKT VALUE 115,276																			

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BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structure03

MOD METAL 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units Occupancy

120103010100051000

MODULAR MT 100 MINIMUM 100 CONC FINSH 100 NONE 100 NONE 100 0 100 STEEL 100 1. 100 0 100 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

060200MOBILE HOME

05

5011.00

AREATOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS960100202096024,136

MARKET ADJUSTMENTS

TYPEDLMEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

65000196070.794026.1925,142202020200004.0096.00

2 GARAGE RES - 100% - 2017Heated Area: 960HX Base Yr 2017

24-48-24

BAS
2020

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOHI/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

73,1626,74345,000124,90549,92374,98249,98225,000124,9050115,276

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U V I RSN CD SALE PRICE

2593/19009/28/2022FJ U I 110

GRANTOR: CLERK OF COURTGRANTEE: BROOKS SHELLY

2077/19846/10/2011WD U I 11100

GRANTOR: WILKERSON TROY LEE & GRANTEE: EDGINGTON SHELLY BR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W40 S24 E40 N24\$.

EXTRA FEATURES

56079 PHOENIX CT, CALLAHAN

BLD DATEXF DATEINC DATELGL DATESLAND DATEAG DATE

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSPRICEADJ UNIT PRICETOTAL OB/XF

0

LAND DESCRIPTION

TOTAL OB/XF

0

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPRICEADJ UNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE07/31/2020BYKBTotal Acres: 0.00Total Land Value: 45,000Market: 0Agricultural: 0Common: 45,000PRINTED 07/30/2025 BY SYS