

LOT 205
IN OR 1641/101
NASSAU OAKS 3 UNR

RINER GUY W JR & DELORES J
56336 GRIFFIN ROAD
CALLAHAN, FL 32011

2025

48-3N-25-4197-0205-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 60			
Interior Floor	08	SHT VINYL 40			
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			
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	1,296	100	2016	1,296	40,451
TOTALS		1,296		1,296	40,451

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	122.4000	104.04	134,836	1994	1994	0	0	0	70.00	30.00
1 M/H 94+ - 0% - 0												
Heated Area: 1296												
HX Base Yr												
-48-												
27												
BAS 2016												
-48-												
27												

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE					40,451							
TOTAL MARKET OB/XF VALUE					11,465							
TOTAL LAND VALUE - MARKET					45,000							
TOTAL MARKET VALUE					96,916							
SOH/AGL Deduction					8,519							
ASSESSED VALUE					88,397							
TOTAL EXEMPTION VALUE					0							
BASE TAXABLE VALUE					88,397							
TOTAL JUST VALUE					96,916							
NCON VALUE					0							
INCOME VALUE												
PREVIOUS YEAR MKT VALUE					92,380							
GARAGES ARE ATTACHED TO DW/MH												
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	V I	RSN CD	SALE PRICE			
1641/0101		9/25/2009		WD	U	V	V	30	100			
GRANTOR: RINER GUY W JR & DELO												
GRANTEE: RINER GUY W JR & DE												
BUILDING NOTES												