IN OR 1319/1380
ESMT OR 1348/446

EASON WILLIAM & APRIL
56000 OSCAR LN
CALLAHAN, FL 32011

2025

49-3N-25-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

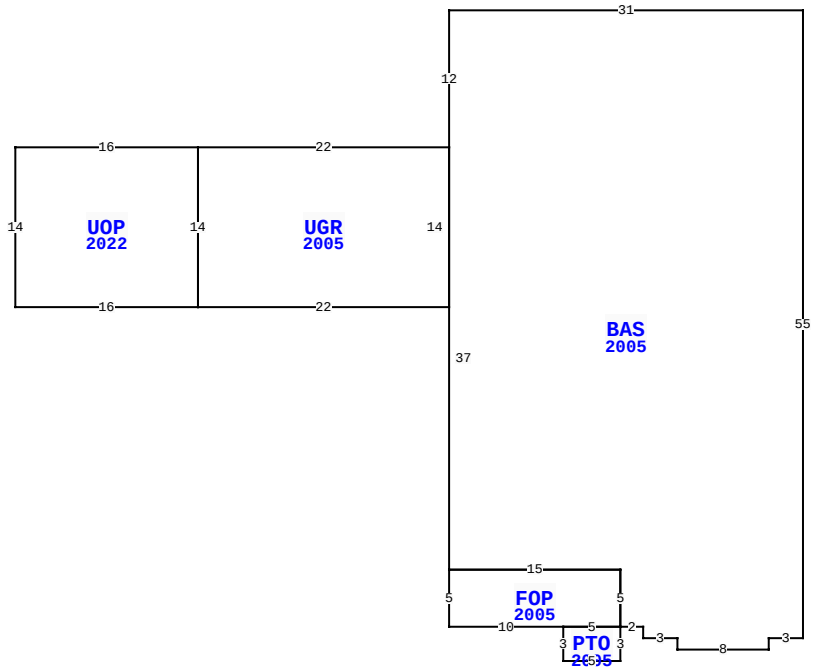
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,621	100	2005	1,621	148,160
FOP	75	30	2005	22	2,011
PTO	15	5	2005	1	91
UGR	308	45	2005	139	12,705
UOP	224	20	2022	45	4,113
TOTALS	2,243			1,828	167,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,828	111.6000	100.44	183,604	2005	2005	0	0	0	9.00	91.00

1 SFR MODULR – 100% - 2006 Heated Area: 1621 HX Base Yr 2006



56000 OSCAR LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		184,950
TOTAL MARKET OB/XF VALUE		107,268
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		337,218
SOH/AGL Deduction		84,843
ASSESSED VALUE		252,375
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		201,653
TOTAL JUST VALUE		337,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2013125	XFOB	21,495	01/04/2021
B2008459	SWIM POOL	66,609	09/15/2020
B1531158	GARAGE	36,397	09/01/2015
B16327	GARAGE	10,164	10/10/2005
B16327	NEW CONSTR	10,164	10/01/2005
R08406	REPAIR/RRF	5,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1319/1380	5/24/2005	QC	Q	V	06	100
GRANTOR: WHITLEY CHERYL JOY &						
GRANTEE: EASON WILLIAM & APR						
1256/0150	8/30/2004	QC	Q	V	01	100
GRANTOR: WHITLEY CHERYL						
GRANTEE: EASON APRIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W31 S12 UGR=[YR=2005] W22 UOP=[YR=2022] W16 S14 E16 N14$ S14 E22 N14$ S37 FOP=[YR=2005] S5 E10 PTO=[YR=2005] S3 E5 N3 W5$ E5 N5W15$ E15 S5 E2 S1 E3 S1 E8 N1 E3 N55$.

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	0812	CONCRETE C	0	100	0	0	1,675.00	SF	4.00	4.00	100	2015	2015	3	95	6,365	
2	0911	SCRN RM A	0	100	53	33	1,749.00	SF	17.50	17.50	100	2021	2021	3	90	27,547	
3	0861	POOL GUNIT	0	100	0	0	665.00	SF	85.00	85.00	100	2021	2021	3	93	52,568	
4	0855	CONC PAVER	0	100	0	0	1,084.00	SF	10.00	10.00	100	2021	2021	3	99	10,732	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	90	1,800	
6	0351	CARPORT MT	0	100	40	24	960.00	SF	10.00	10.00	100	2020	2020	3	86	8,256	

LAND DESCRIPTION

TOTAL OB/XF 107,268

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 03/03/2023 BY KW Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS

IN OR 1319/1380
ESMT OR 1348/446

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CALLAHAN, FL 32011

2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

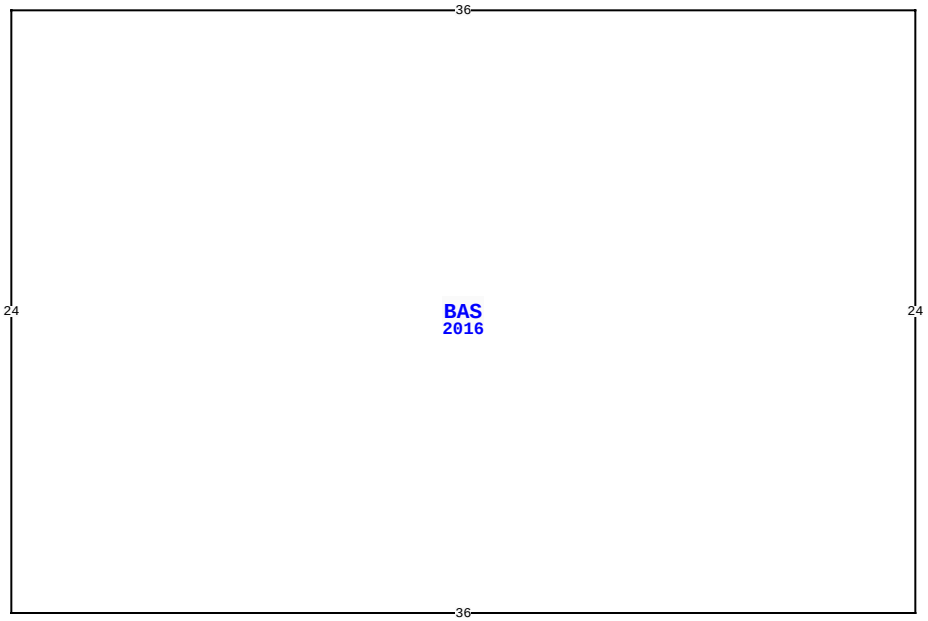
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2016	864	17,870
TOTALS	864			864	17,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	864	62.1000	22.98	19,855	2015	2015	0	0	0	10.00	90.00

2 GARAGE RES – 100% - 2006 Heated Area: 864 HX Base Yr 2006



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TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		201,653
TOTAL JUST VALUE		337,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509769	H/AC	0	05/01/2005
B14396	MODULAR	0	02/01/2005

SALES DATA

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1319/1380	5/24/2005	QC	Q	V	06	100
GRANTOR: WHITLEY CHERYL JOY &						
GRANTEE: EASON WILLIAM & APR						
1256/0150	8/30/2004	QC	Q	V	01	100
GRANTOR: WHITLEY CHERYL						
GRANTEE: EASON APRIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W36 S24 E36 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/03/2023 BY KW Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS