LOT 4
IN OR 2217/168
R672535 & R672536 & R672537

EVERETT MARTIN EARL
56441 NASSAU OAKS DR
CALLAHAN, FL 32011

2026

48-3N-25-4195-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	04	Quality Level 04

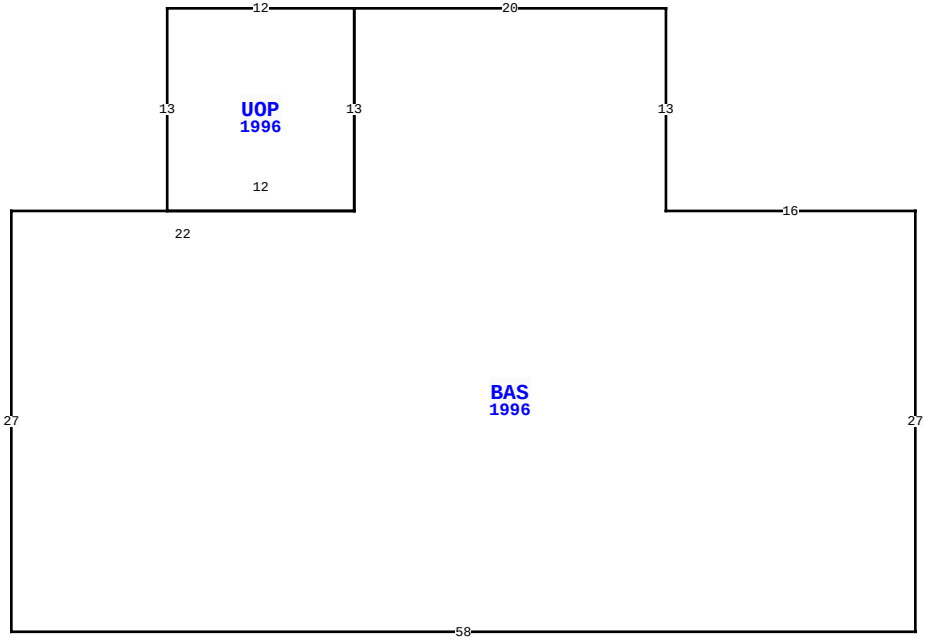
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,826	100	1996	1,826	63,775
UOP	156	25	1996	39	1,362
TOTALS	1,982			1,865	65,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,865	129.3600	116.42	217,123	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ 100% - 2026 Heated Area: 1826 HX Base Yr 2026



56441 NASSAU OAKS DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		65,137
TOTAL MARKET OB/XF VALUE		2,660
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		117,797
SOH/AGL Deduction		0
ASSESSED VALUE		117,797
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		66,386
TOTAL JUST VALUE		117,797
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH951132	MH MOVE-ON	0	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2217/0168	4/07/2018	QC	U	I	11	65,000
GRANTOR: WINKLEMAN BELINDA G						
GRANTEE: EVERETT MARTIN EARL						
0779/1943	12/18/1996	WD	U	I	11	23,800
GRANTOR: BRAREN LOUISE						
GRANTEE: MORGAN BELINDA G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W16 N13 W20 UOP=[YR=1996] W12 S13 E12 N13$ S13 W22 S27 E58 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 2,660

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS