LOTS 7 & 8
IN OR 687 PG 745
R 107145 & 107146

WRIGHT VELGA V
56393 NASSAU OAKS DRIVE
CALLAHAN, FL 32011

2026

48-3N-25-4195-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

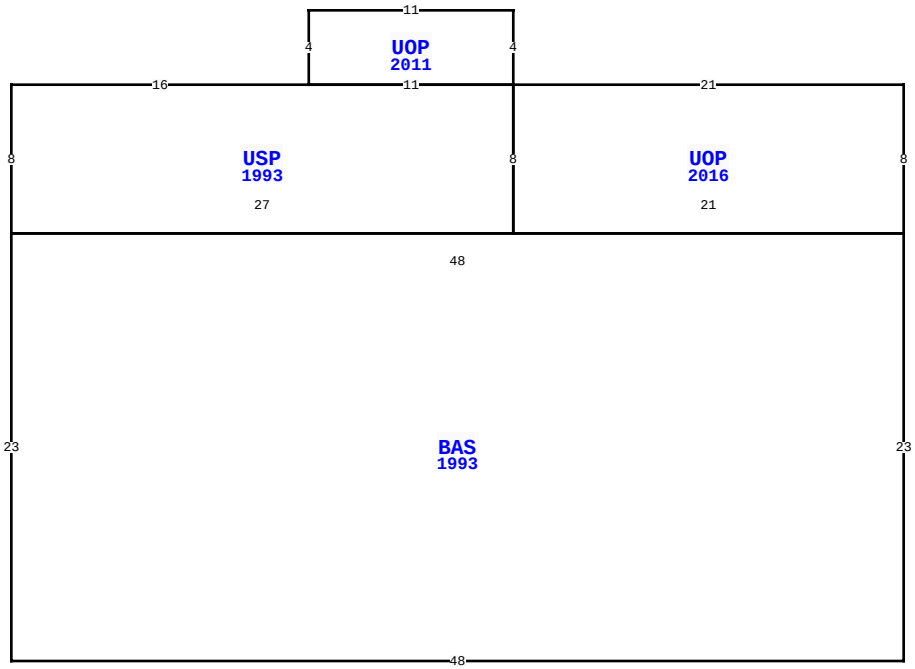
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,104	100	1993	1,104	29,954
UOP	44	25	2011	11	299
UOP	168	25	2016	42	1,139
USP	216	50	1993	108	2,930
TOTALS	1,532			1,265	34,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,265	106.4000	90.44	114,407	1981	1981	0	0	0	70.00	30.00

1 M/H 93- 100% - 1994 Heated Area: 1104 HX Base Yr 1994



56393 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		34,322
TOTAL MARKET OB/XF VALUE		6,489
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		140,811
SOH/AGL Deduction		81,543
ASSESSED VALUE		59,268
TOTAL EXEMPTION VALUE	HX HB WX	39,268
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		140,811
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007641	REPAIR/RRF	4,730	09/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0687/0745	8/27/1993	WD	Q	I		34,000
GRANTOR: MCSWAIN CHARLES & C						
GRANTEE: WRIGHT JAMES & VELG						
0656/0289	4/29/1992	WD	Q	I		30,500
GRANTOR: ROSIER JOHN & MERRIE						
GRANTEE: MCSWAIN CHARLES & C						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2016] W21 UOP=[YR=2011] N4 W11 S4 USP=[YR=1993] W16 S8 BAS=[YR=1993] S23 E48 N23 W48$ E27 N8 W11$ E11$S8 E21 N8$.

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	0681	POLE SHED	0	100	8	19	152.00	SF	15.00	15.00	100	1980	1980	3	20	456	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	44	1,540	
5	2701	QUONSET GD	0	100	24	26	624.00	SF	15.00	15.00	100	2003	2003	3	48	4,493	

LAND DESCRIPTION

TOTAL OB/XF 6,489

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	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS