LOT 11
IN OR 2067/1705
1956 RICH SW/MH

HENTZE MARK PHILIP & BETHANY A
56339 NASSAU OAKS DR
CALLAHAN, FL 32011

2026

48-3N-25-4195-0011-0000

BUILDING CHARACTERISTICS

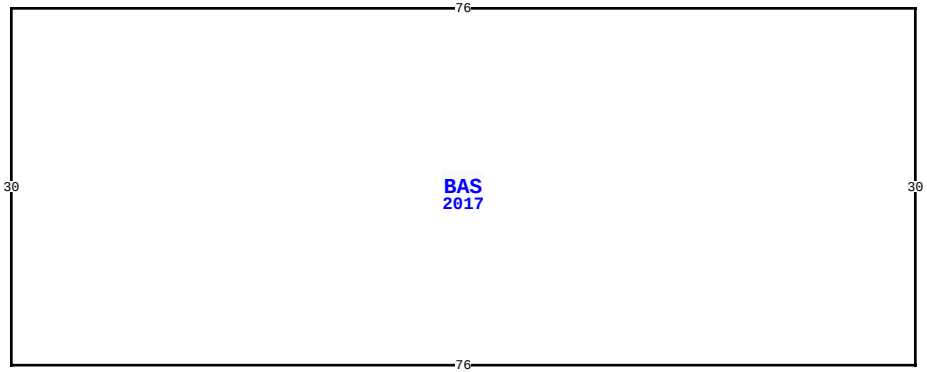
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
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	2,280	100	2017	2,280	175,670
TOTALS	2,280			2,280	175,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	2,280	107.0160	96.31	219,587	2017	2017	0	0	0	20.00	80.00

1 M/H 94+ 100% - 2018 Heated Area: 2280 HX Base Yr 2018



56339 NASSAU OAKS DR, CALLAHAN

BLD DATE	05/15/2007 KW	LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		175,670
TOTAL MARKET OB/XF VALUE		810
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		226,480
SOH/AGL Deduction		98,131
ASSESSED VALUE		128,349
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		76,938
TOTAL JUST VALUE		226,480
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002290	CO ISSUED	0	03/21/2017
MH165802	MH MOVE-ON	0	12/01/2016
8017	MH MOVE-ON	17,500	01/08/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2067/1705	8/22/2016	WD	Q	I	01	35,000
GRANTOR: SPAULDING A J & DEBRA						
GRANTEE: HENTZE MARK PHILIP						
1400/1072	3/30/2006	WD	Q	I		25,000
GRANTOR: MORRIS PHILLIP K						
GRANTEE: SPAULDING A J & DEB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W76 S30 E76 N30$.

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	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2008	2008	3	27	810	

LAND DESCRIPTION

TOTAL OB/XF 810

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 03/27/2026 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS