

LOT 21
IN OR 2845/1286
NASSAU OAKS SEC 1 UNR

MILLER KATHERINE DIANNE & ROBERT LEIGHTON
56566 NASSAU OAKS DRIVE
CALLAHAN, FL 32011

2026

48-3N-25-4195-0021-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	08	SHT VINYL 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			
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	1,080	100	1999	1,080	32,277
TOTALS	1,080			1,080	32,277

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,080	117.2000	99.62	107,590	1988	1988	0	0	0	70.00	30.00
1 M/H 93- 0% - 0												
Heated Area: 1080												
HX Base Yr												
27 40 27 40												
BAS 1999												
56566 NASSAU OAKS DR, CALLAHAN												