LOTS 105 & 106
IN OR 332 PG 78
R583270 & R583271

EVERETT ROSEMARY
56301 NASSAU OAKS DRIVE
CALLAHAN, FL 32011

2026

48-3N-25-4196-0105-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 05

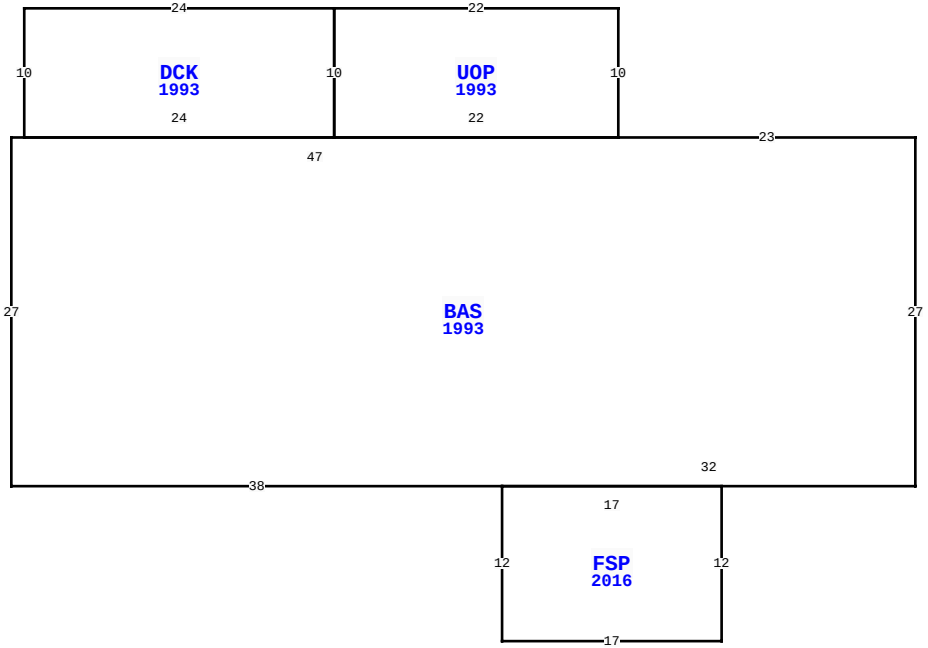
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1993	1,890	57,834
DCK	240	15	1993	36	1,102
FSP	204	60	2016	122	3,733
UOP	220	25	1993	55	1,683
TOTALS	2,554			2,103	64,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,103	120.0000	102.00	214,506	1993	1993	0	0	0	70.00	30.00

1 M/H 93- 100% - 1981 Heated Area: 1890 HX Base Yr 1981



56301 NASSAU OAKS DR, CALLAHAN

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

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	0510	GARAGE WD-	0	100	25	25	625.00	SF	35.00	35.00	100	1980	1980	3	20	4,375	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	64,352
TOTAL MARKET OB/XF VALUE	4,375
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	168,727
SOH/AGL Deduction	103,520
ASSESSED VALUE	65,207
TOTAL EXEMPTION VALUE	HX HB WX 45,207
BASE TAXABLE VALUE	20,000
TOTAL JUST VALUE	168,727
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0290/0297	4/01/1979	WD	Q	V		5,400
GRANTOR:						
GRANTEE:						
0209/0095	1/01/1975	WD	Q	V		6,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 UOP=[YR=1993] N10 W22 DCK=[YR=1993] W24 S10 E24 N10 $ S10 E22$ W47 S27 E38 FSP=[YR=2016] S12 E17 N12 W17$ E32 N27$.

LAND DESCRIPTION

TOTAL OB/XF 4,375

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							
2	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: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS