

LOT 117
IN OR 2788/298
NASSAU OAKS SEC 2 UNR

TIETJEN DAISY & JOSHUA EUGENE
56161 NASSAU OAKS DR
CALLAHAN, FL 32011

2026

48-3N-25-4196-0117-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	12	CEDAR 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMMT 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	05	Quality Level 05			
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	1,773	100	1993	1,773	222,803
UOP	72	25	1993	18	2,262
UOP	160	25	2003	40	5,027
TOTALS	2,005			1,831	230,090

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0820	02	1,831	134.4000	114.24	209,173	1993	2020	0	0	110	7.00	110.00
1 M/H 93- 100% - 2026 Heated Area: 1773 HX Base Yr 2026												
16 10 10 16 UOP 2003 28 38 27 27 36 21 9 8 9 7 BAS 1993 UOP 1993												

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