

LOT 119 R787928 & R787929
IN OR 683/610
NASSAU OAKS SEC 2 UNR

MAYBERRY KENNETH R & ANGELA M
56127 NASSAU OAKS DRIV
CALLAHAN, FL 32011

2026

48-3N-25-4196-0119-0000



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	14	CARPET 80
Interior Floo	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
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	1,566	100	1999	1,566	60,773
TOTALS	1,566			1,566	60,773

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
4	0510	GARAGE WD-	0 100	24	30	720.00	SF	35.00	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,566	123.2000	110.88	173,638	1998	1998	0	0	0	65.00	35.00
1 M/H 94+		100% - 1994		Heated Area: 1566					HX Base Yr 1994			
27 58 27 58 BAS 1999												

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
56127 NASSAU OAKS DR, CALLAHAN			04/09/2026	MLU	

TOTAL OB/XF												
18,900												

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		60,773	
TOTAL MARKET OB/XF VALUE		18,900	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		129,673	
SOH/AGL Deduction		59,578	
ASSESSED VALUE		70,095	
TOTAL EXEMPTION VALUE		45,095	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		129,673	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		150,107	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631981	GARAGE	32,134	03/01/2016
MH992918	MH MOVE-ON	0	11/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0683/0610	6/22/1993	WD	Q	I		25,000	
GRANTOR: ROBERSON GRACE M							
GRANTEE: MAYBERRY KEN & A							
0225/0062	9/13/1976	WD	Q	V		9,000	
GRANTOR: WYSE RICHARD H & BETT							
GRANTEE: ROBERSON JAY W & GR							

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS=[YR=1999] W58 S27 E58 N27 \$.																	