LOT 205
IN OR 1641/101
NASSAU OAKS 3 UNR

RINER GUY W JR & DELORES J
56336 GRIFFIN ROAD
CALLAHAN, FL 32011

2026

48-3N-25-4197-0205-0000

BUILDING CHARACTERISTICS

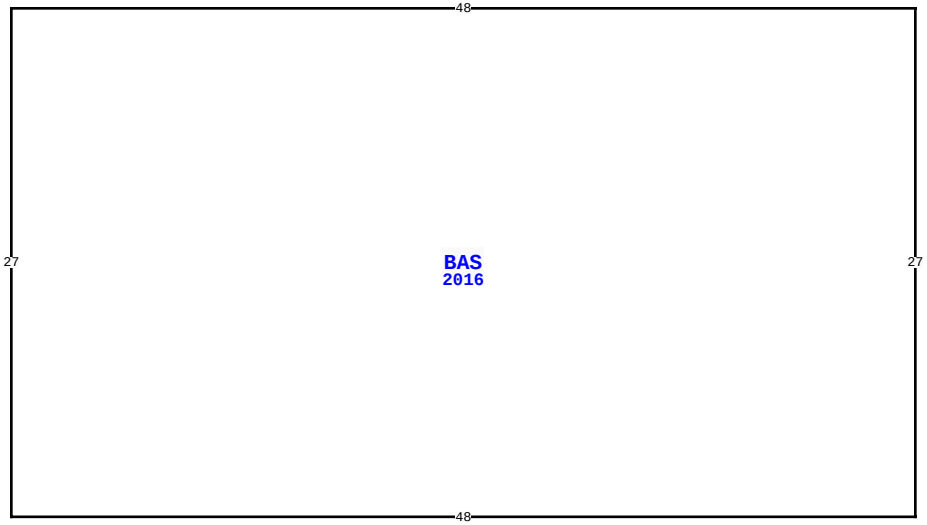
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,296	100	2016	1,296	42,830
TOTALS	1,296			1,296	42,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	122.4000	110.16	142,767	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ 0% - 0 Heated Area: 1296 HX Base Yr



56039 PHOENIX CT, 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	0	20	20	400.00	SF	35.00	35.00	100	1988	1988	3	20	2,800	
2	0510	GARAGE WD-	0	0	22	20	300.00	SF	35.00	35.00	100	2000	2000	3	26	2,730	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	42,830
TOTAL MARKET OB/XF VALUE	5,530
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	98,360
SOH/AGL Deduction	1,670
ASSESSED VALUE	96,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,690
TOTAL JUST VALUE	98,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,916

GARAGES ARE ATTACHED TO DW/MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1641/0101	9/25/2009	WD	U	V	30	100

GRANTOR: RINER GUY W JR & DELO

GRANTEE: RINER GUY W JR & DE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W48 S27 E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 5,530

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	0	0007	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