

PT OF LOT 60
IN OR 2193/1884
A E EWING SUB #2 PB 5/20

SPARKS SHAUN H & ANGEL L
35262 GOODBREAD ROAD
CALLAHAN, FL 32011

2023

25-2N-24-226B-0060-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
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
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,698	100	1,698	183,449
FGR	563	55	310	33,492
FOP	104	30	31	3,349

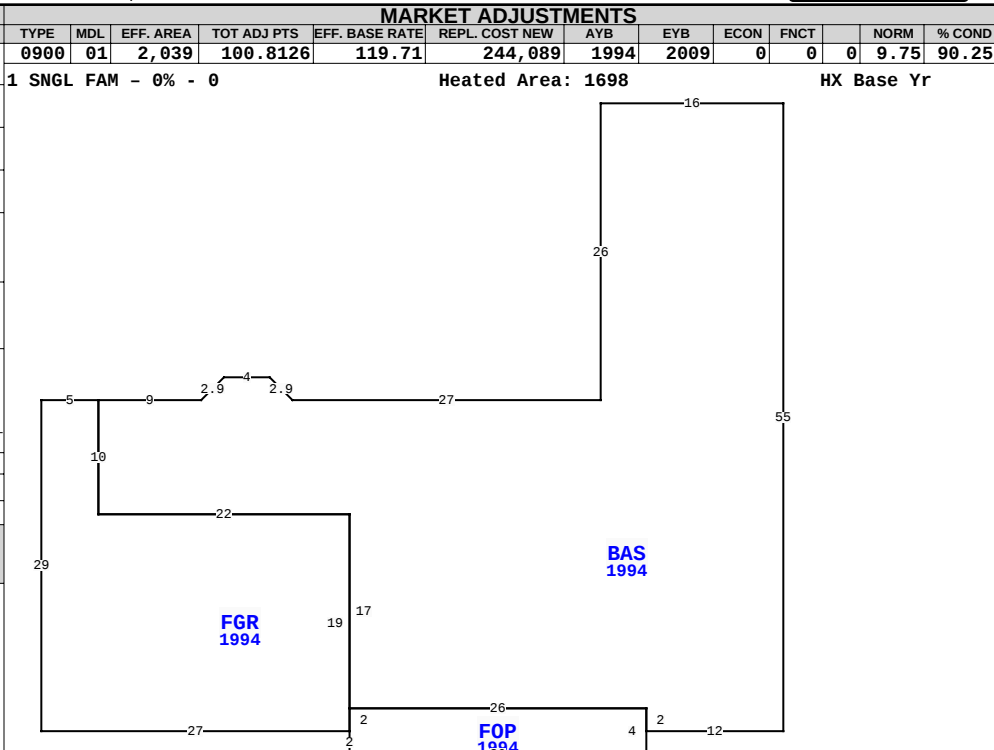
TOTALS	2,365		2,039	220,290
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EXTRA FEATURES

L N	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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
2	0811	CONCRETE B	0	0	0	0	769.00	SF	5.20	5.20	100	1994	1994	3	70	2,799	
3	0811	CONCRETE B	0	0	0	0	920.00	SF	5.20	5.20	100	2018	2018	3	98	4,688	
4	0510	GARAGE WD-	0	0	30	20	600.00	SF	35.00	35.00	100	2018	2018	3	90	18,900	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES		0	0006	RS-1	0.00	0.00	1.00	AC	1.00	1.00	1.00	30,000.00	30,000.00	30,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023
INC DATE		AG DATE	MLU

35262 GOODBREAD RD, CALLAHAN

TOTAL OB/XF																	29,082
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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		220,290
TOTAL MARKET OB/XF VALUE		29,082
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		279,372
SOH/AGL Deduction		31,205
ASSESSED VALUE		248,167
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		248,167
TOTAL JUST VALUE		279,372
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008719	GARAGE	28,680	08/24/2018
94774	NEW CONSTR	68,823	02/01/1994

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2193/1884	4/30/2018	WD	Q	I	01	248,000

SALES DATA

GRANTOR: REDDISH LINDA SUE & D	
GRANTEE: SPARKS SHAUN H & AN	
1956/0617	11/17/2014 WD U I 11 100
GRANTOR: REDDISH LINDA SUE	
GRANTEE: REDDISH LINDA SUE E	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1994] W16 S26 W27 U2 L2 W4 D2 L2 W9 FGR=[YR=1994] W5 S29 E27 FOP=[YR=1994] S2 E26 N4 W26 S2 \$ N19 W22 N10 \$ S10 E22 S17 E26 S2 E12 N55 \$.	