

LOT 13
IN OR 2213/1624
NASSAU OAKS SEC 1 UNR

JONES RANDI NICOLE/GREER JERRY L
56041 SPAULDING LN
CALLAHAN, FL 32011

2023

48-3N-25-4195-0013-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																							
Exterior Wall	05	AVERAGE 100	0100	01	1,681	110.2500	99.50	167,260	1990	2000	0	0	0	10.75	89.25	STANDARD																						
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2020													Heated Area: 1620										HX Base Yr 2020												
Roof Cover	01	MINIMUM 100	17 31 12 12 17 31 26 48 26 48 FOP 2019 BAS 2019 BAS 1993																																			
Interior Wall	05	DRYWALL 100																																				
Interior Floo	08	SHT VINYL 100																																				
Air Condition	03	CENTRAL 100																																				
Heating Type	04	AIR DUCTED 100																																				
Bedrooms		2 100																																				
Bathrooms		2 100																																				
Frame	02	WOOD FRAME 100																																				
Stories	1.	1. 100																																				
Units		0 100																																				
Occupancy	00	NONE 100																																				
Quality			04	Quality Level 04																																		
DOR CODE			0100 SINGLE FAMILY																																			
MAP NUM													MKT AREA										05															
NEIGHBORHOOD/LOC			5011.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,248	100	1,248	110,827																																		
BAS	372	100	372	33,035																																		
FOP	204	30	61	5,417																																		
TOTALS			1,824	1,681	149,280																																	
EXTRA FEATURES			56041 SPAULDING LN, CALLAHAN																																			
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																						
4	1242	WD DECK A	0 100	0	0	1,134.00	SF	10.00	10.00	100	2010	2010	3	50	5,670																							
5	0351	CARPORT MT	0 100	20	20	400.00	SF	10.00	10.00	100	2005	2005	3	27	1,080																							
6	0510	GARAGE WD-	0 100	20	18	360.00	SF	35.00	35.00	100	2013	2013	3	75	9,450																							
7	0510	GARAGE WD-	0 100	0	0	480.00	SF	35.00	35.00	100	2016	2016	3	84	14,112																							
LAND DESCRIPTION			TOTAL OB/XF 30,312																																			
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	000100	C	SFR	100	0007	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000																					
REVIEW DATE 12/03/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																																						

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
2213/1624	6/08/2018	WD U	I 12	103,100
GRANTOR: SECRETARY OF HOUSING				
GRANTEE: JONES RANDI NICOLE				
2159/1951	11/09/2017	SW U	I 12	100
GRANTOR: WELLS FARGO BANK NA				
GRANTEE: SECRETARY OF HOUSIN				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2019] W31 FOP=[YR=2019] W17 S12 BAS=[YR=1993] S26 E48 N26 W48\$ E17 N12\$ S12 E31 N12\$.				