LOT 15
PT OR 2042/620
NASSAU OAKS SEC 1 UNR

CASTLEBERRY TAMMY
56002 SPAULDING LANE
CALLAHAN, FL 32011

2023

48-3N-25-4195-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

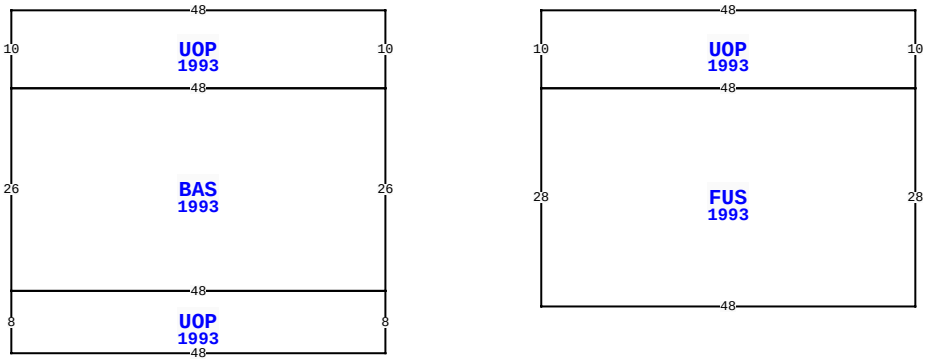
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	89,247
FUS	1,344	100	1,344	96,112
UOP	384	20	77	5,506
UOP	480	20	96	6,865
UOP	480	20	96	6,865
TOTALS	3,936		2,861	204,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,861	93.5000	84.38	241,411	1991	1991	0	0	0	15.25	84.75

1 SINGLE FAM – 0% - 0 Heated Area: 2592 HX Base Yr



56002 SPAULDING LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	204,596
TOTAL MARKET OB/XF VALUE	10,714
TOTAL LAND VALUE - MARKET	49,500
TOTAL MARKET VALUE	264,810
SOH/AGL Deduction	41,129
ASSESSED VALUE	223,681
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	223,681
TOTAL JUST VALUE	264,810
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	224,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2042/0620	3/11/2016	QC	U	I	14	100
GRANTOR: SPAULDING DEWEY CHARL						
GRANTEE: CASTLEBERRY TAMMY						
1165/1336	7/14/2003	QC	U	I	06	100
GRANTOR: SPAULDING DEWY C & MA						
GRANTEE: SPAULDING DEWEY C &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W48 S10 BAS=[YR=1993] S26 UOP=[YR=1993] S8 E48 N8 W48$ E48 N26 W48$ E48 N10$ PTR= E20 UOP=[YR=1993] E48 S10 FUS=[YR=1993] S28 W48 N28 E48$ W48 N10$ W20$.

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	0940	SHEDS/PORT	0	0	15	12	180.00	SF	30.00	30.00	100	1991	1991	3	20	1,080	
2	0681	POLE SHED	0	0	56	24	1,344.00	SF	15.00	15.00	100	1992	1992	3	20	4,032	
3	0940	SHEDS/PORT	0	0	12	10	120.00	SF	21.30	21.30	100	2003	2003	3	22	562	
4	0510	GARAGE WD-	0	0	20	18	360.00	SF	35.00	35.00	100	2004	2004	3	40	5,040	

LAND DESCRIPTION

TOTAL OB/XF 10,714

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	SFR	0	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.10	45,000.00	49,500.00	49,500							

REVIEW DATE 10/19/2021 BY KBA Total Acres: 0.00 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 08/02/2023 BY SYS