

LOT 16
R583824 & R583925
IN OR 720/1794

CASTLEBERRY TAMMY L
56018 SPAULDING LANE
CALLAHAN, FL 32011

2023

48-3N-25-4195-0016-0000



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	13	PREFAB PNL 100	0800	02	1,604	113.6000	79.52	127,550	1994	1999	0	0	0	54.00	46.00	STANDARD																			
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 1995													Heated Area: 1604										HX Base Yr 1995									
Roof Cover	12	MODULAR MT 100	27 60 27 12 16 32 BAS 1994																																
Interior Wall	05	DRYWALL 100																																	
Interior Floo	14	CARPET 90																																	
Interior Floo	08	SHT VINYL 10																																	
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	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,604	100	1,604	58,673																															
TOTALS			1,604	1,604	58,673																														
EXTRA FEATURES			56018 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																			
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	77	1,540																				
2	0940	SHEDS/PORT	0 100	10	12	120.00	SF	13.20	13.20	100	1970	1970	3	20	317																				
3	1242	WD DECK A	0 100	10	8	80.00	SF	10.00	10.00	100	2000	2000	3	20	160																				
4	1242	WD DECK A	0 100	12	24	288.00	SF	10.00	10.00	100	2005	2005	3	27	778																				
LAND DESCRIPTION			TOTAL OB/XF 2,795																																
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000																		
REVIEW DATE 04/11/2022 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																																			