

TRACT 17
IN OR 1004/955
NASSAU OAKS 1 UNR

PARRISH KEVIN R & DONNA T
14456 AMELIA COVE DRIVE
JACKSONVILLE, FL 32226

2023

48-3N-25-4195-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
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		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,456	100	1,456	112,455
FOP	328	30	98	7,569
FOP	88	30	26	2,009
TOTALS	1,872		1,580	122,032

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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION		BLD	CAP	L	W		
1	0510	GARAGE WD-		0	0	26	18		
2	0811	CONCRETE B		0	0	0	0		
3	0500	FP-PRE FAB		0	0	0	0		
4	1242	WD DECK A		0	0	16	10		
				</					

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	000100	C	SFR	0	0005	OR	0.00	0.00	1.00	LT	1.00	1.00	1.00	1.00	45,000.00	45,000.00	45,000							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,580	98.9400	89.29	141,078	1990	1995	0	0	0	13.50	86.50
1 SINGLE FAM - 0% - 0												
Heated Area: 1456												
HX Base Yr												
52												
28												
BAS 1993												
52												
41												
FOP 1993												
11												
FOP 2011												
41												
11												

56056 SPAULDING LN, CALLAHAN											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
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VALUATION BY STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 122,032											
TOTAL MARKET OB/XF VALUE 7,216											
TOTAL LAND VALUE - MARKET 45,000											
TOTAL MARKET VALUE 174,248											
SOH/AGL Deduction 36,618											
ASSESSED VALUE 137,630											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 137,630											
TOTAL JUST VALUE 174,248											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 149,415											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5704	NEW CONSTR	0	02/10/1989
3850	NEW CONSTR	29,760	01/30/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1004/0955	8/22/2001	WD	U	I	06	22,800	
GRANTOR: PARRISH KEVIN & DONNA							
GRANTEE: PARRISH KEVIN & DON							
0862/1809	1/14/1999	WD	U	I	05	58,500	
GRANTOR: SECRETARY OF HOUSING							
GRANTEE: PARRISH KEVIN & BET							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W52 S28 FOP=[YR=1993] S8 E41 FOP=[YR=2011] E11 N8 W11 S8\$ N8 W41\$ E52 N28\$.											