

S 130 FT OF LOT J & ALL OF K
IN OR 2637/1887
NASSAU OAKS SEC 2 UNR

SPARKS MICHELLE ET AL/PEEPLES TRAVIS
56264 NASSAU OAKS DR
CALLAHAN, FL 32011

2023

48-3N-25-4196-000J-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	1,344	100	1,344	126,877
FOP	384	30	115	10,856
UOP	100	20	20	1,888
USP	240	30	72	6,797
TOTALS	2,068		1,551	146,418

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0511	GARAGE CB-	0	0	36	34			1,224.00	SF	40.00
3	0681	POLE SHED	0	0	24	11			264.00	SF	15.00
4	0810	CONCRETE A	0	0	0	0			448.00	SF	6.50
5	0681	POLE SHED	0	0	12	20			240.00	SF	15.00
7	0350	CARPORT WD	0	0	30	12			360.00	SF	13.00
8	0350	CARPORT WD	0	0	25	12			300.00	SF	13.00
9	0351	CARPORT MT	0	0	20	20			400.00	SF	4.00
10	0940	SHEDS/PORT	0	0	20	10			200.00	SF	19.50
11	0825	BRICK	0	0	50	3			150.00	SF	6.25
14	0351	CARPORT MT	0	0	18	10			180.00	SF	6.60

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0005	OR	160.00	130.00	1.00	LT	
2	000100	C	SFR	0	0005	OR	265.00	170.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,551	117.5346	106.07	164,515	1994	2000	0	0	0	11.00
1 SINGLE FAM - 0% - 0											
Heated Area: 1344											
HX Base Yr											
56264 NASSAU OAKS DR, CALLAHAN											

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0511	GARAGE CB-	0	0	36	34			1,224.00	SF	40.00
3	0681	POLE SHED	0	0	24	11			264.00	SF	15.00
4	0810	CONCRETE A	0	0	0	0			448.00	SF	6.50
5	0681	POLE SHED	0	0	12	20			240.00	SF	15.00
7	0350	CARPORT WD	0	0	30	12			360.00	SF	13.00
8	0350	CARPORT WD	0	0	25	12			300.00	SF	13.00
9	0351	CARPORT MT	0	0	20	20			400.00	SF	4.00
10	0940	SHEDS/PORT	0	0	20	10			200.00	SF	19.50
11	0825	BRICK	0	0	50	3			150.00	SF	6.25
14	0351	CARPORT MT	0	0	18	10			180.00	SF	6.60

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0005	OR	160.00	130.00	1.00	LT	
2	000100	C	SFR	0	0005	OR	265.00	170.00	1.00	LT	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			146,418
TOTAL MARKET OB/XF VALUE			41,523
TOTAL LAND VALUE - MARKET			90,000
TOTAL MARKET VALUE			277,941
SOH/AGL Deduction			74,486
ASSESSED VALUE			203,455
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			203,455
TOTAL JUST VALUE			277,941
NCON VALUE			11,026
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			201,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
001	XFOB	6,500	01/01/2001
007749	XFOB	6,500	11/01/2000
7069	GARAGE	20,808	03/11/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2637/1887	5/10/2023	WD	Q	I	01	350,000	
GRANTOR: HENNINGER DAVID							
GRANTEE: SPARKS MICHELLE ET							
2425/0524	12/23/2020	WD	Q	I	01	299,000	
GRANTOR: ACKERMAN KYLE & ASHTI							
GRANTEE: HENNINGER DAVID							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1994] W8 USP=[YR=2022] N10 W24 UOP=[YR=2022] W10 S10 E10 N10\$ S10 E24\$ W40 S28 FOP=[YR=1994] S8 E48 N8 W48 \$ E48 N28 \$.											

SPARKS MICHELLE ET AL/PEEPLES TRAVIS
56264 NASSAU OAKS DR
CALLAHAN, FL 32011

48-3N-25-4196-000J-0010

[illegible]