

LOT 26  
TUPELO PLANTATION PB 7/206  
ESMT IN OR 2601-399

SPARKMAN KENNETH J & MANDY L  
34464 LOBLOLLY LN  
CALLAHAN, FL 32011

2024

16-1N-24-2090-0026-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 90  |
| Exterior Wall            | 20 | FACE BRICK 10  |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 90  |
| Roof Cover               | 12 | MODULAR MT 10  |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 13 | LVT/LAMNT 100  |
| Interior Floo            | 01 | NONE 0         |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 3.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |

|          |      |                  |
|----------|------|------------------|
| Quality  | 01   | Quality Level 01 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 09 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 9013.00 |
|------------------|---------|

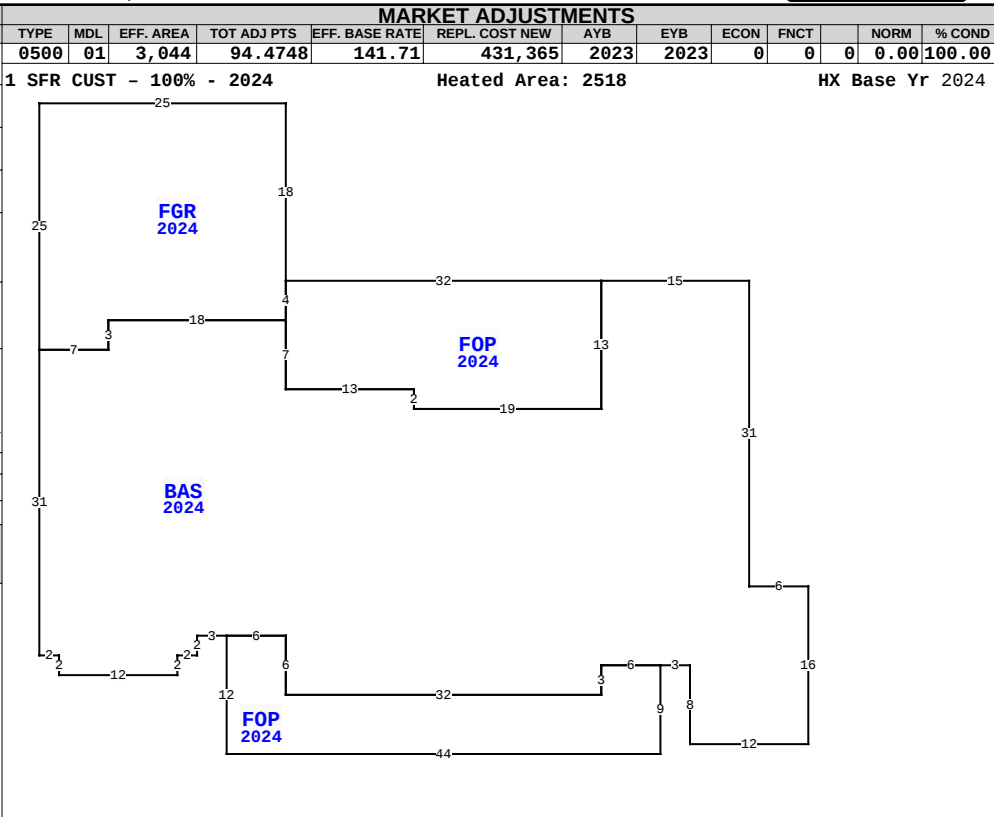
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,518            | 100         | 2,518        | 356,826              |
| FGR       | 571              | 55          | 314          | 44,497               |
| FOP       | 318              | 30          | 95           | 13,462               |
| FOP       | 390              | 30          | 117          | 16,580               |
| TOTALS    | 3,797            |             | 3,044        | 431,365              |

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |

| 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   | 0812       | CONCRETE C  | 0   | 100 | 0 | 0 | 1,389.00 | SF | 4.00     | 4.00           | 100       | 2024    | 2023        |   | 100    | 5,556           |       |
| 2   | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 2024    | 2023        |   | 100    | 3,500           |       |
| 3   | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 2024    | 2023        |   | 100    | 3,500           |       |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |

| 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 |
|-----|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|
| 1   | 000115   | C   | SFR ACRES            | 100 |     | PUD      | 0.00  | 0.00  | 6.30        | AC        |     | 1.00      | 1.00   | 1.00    | 20,000.00  | 20,000.00      | 126,000    |
| 2   | 009605   | C   | WETLANDS             | 100 |     | PUD      | 0.00  | 0.00  | 6.30        | AC        |     | 1.00      | 1.00   | 1.00    | 3,000.00   | 3,000.00       | 18,900     |



|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 03/28/2024 |
| INC DATE |  | AG DATE   | MLU        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 12,556 |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--------|
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--------|

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 12,556 |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--------|
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--------|

| NASSAU COUNTY PROPERTY |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 | 6 |
|------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------------|---|
|------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------------|---|

| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | STANDARD |
|---------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|----------|
| VALUATION BY              |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |          |
| Tax Group: 6              |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |          |
| Tax Dist:                 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |          |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 431,365  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 12,556   |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 144,900  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 588,821  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 110,660  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 478,161  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 50,000   |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 428,161  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 588,821  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 443,921  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |          |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 144,900  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 230006628  | CO ISSUED   |         | 05/19/2023 |
| 22012839   | NEW CONSTR  | 417,877 | 08/22/2022 |

| SALES DATA                  |            |              |        |        |           |               |  |
|-----------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number        | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2547/1231                   | 3/08/2022  | WD           | Q      | V      | 02        | 125,000       |  |
| GRANTOR: MCEWAN BENJAMIN D  |            |              |        |        |           |               |  |
| GRANTEE: SPARKMAN KENNETH J |            |              |        |        |           |               |  |
| 2312/1417                   | 10/09/2019 | WD           | Q      | V      | 02        | 81,000        |  |
| GRANTOR: YORK ANDREW        |            |              |        |        |           |               |  |
| GRANTEE: MCEWAN BENJAMIN D  |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|---------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

BAS=[YR=2024;ORIG=160,10] W15 S13 W19 N2 W13 N7 W18 S3 W7 S31 E2 S2 E12 N2 E2 N2 E3 E6 S6 E32 N3 E6 E3 S8 E12 N16 W6 N31 \$

FGR=[YR=2024;ORIG=113,-8] W25 S25 E7 N3 E18 N4 N18 \$

FOP=[YR=2024;ORIG=145,10] W32 S4 S7 E13 S2 E19 N13 \$

FOP=[YR=2024;ORIG=151,49] W6 S3 W32 N6 W6 S12 E44 N9 \$