PT OF LOT 60
IN OR 2193/1884
A E EWING SUB #2 PB 5/20

SPARKS SHAUN H & ANGEL L
35262 GOODBREAD ROAD
CALLAHAN, FL 32011

2024

25-2N-24-226B-0060-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

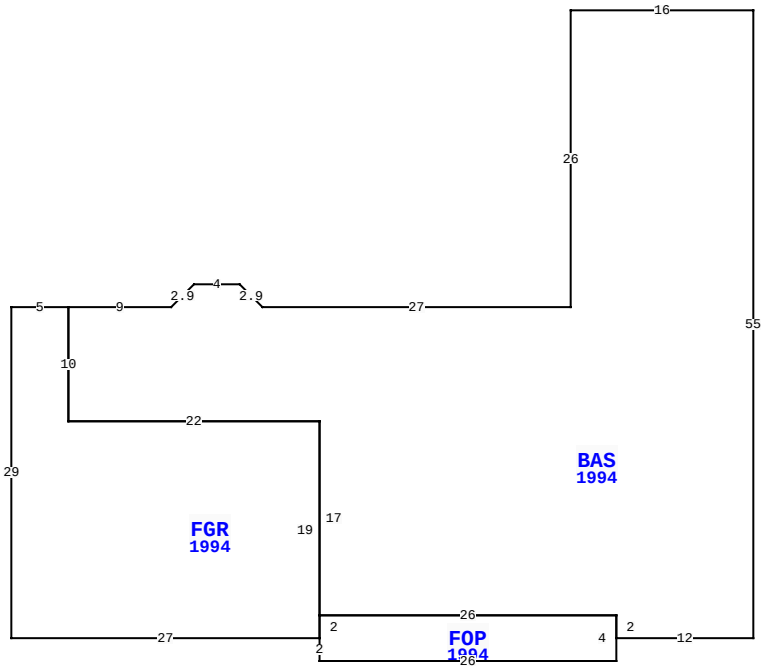
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,698	100	1,698	191,514
FGR	563	55	310	34,964
FOP	104	30	31	3,497
TOTALS	2,365		2,039	229,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,039	100.8126	126.02	256,955	1994	2009	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2024 Heated Area: 1698 HX Base Yr 2024



35262 GOODBREAD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		229,975
TOTAL MARKET OB/XF VALUE		28,289
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		288,264
SOH/AGL Deduction		0
ASSESSED VALUE		288,264
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		238,264
TOTAL JUST VALUE		288,264
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008719	GARAGE	28,680	08/24/2018
94774	NEW CONSTR	68,823	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2193/1884	4/30/2018	WD	Q	I	01	248,000
GRANTOR: REDDISH LINDA SUE & D						
GRANTEE: SPARKS SHAUN H & AN						
1956/0617	11/17/2014	WD	U	I	11	100
GRANTOR: REDDISH LINDA SUE						
GRANTEE: REDDISH LINDA SUE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W16 S26 W27 U2 L2 W4 D2 L2 W9 FGR=[YR=1994] W5 S29 E27 FOP=[YR=1994] S2 E26 N4 W26 S2 $ N19 W22 N10 $ S10 E22 S17 E26 S2 E12 N55 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
2	0811	CONCRETE B	0	100	0	0	769.00	SF	5.20	5.20	100	1994	1994	3	68	2,719	
3	0811	CONCRETE B	0	100	0	0	920.00	SF	5.20	5.20	100	2018	2018	3	97	4,640	
4	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00	35.00	100	2018	2018	3	87	18,270	

LAND DESCRIPTION

TOTAL OB/XF 28,289

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	000115	C	SFR ACRES	100	0006	RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 05/14/2019 BY TWMB Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS