

PT OF LOTS 11 & 12
IN OR 2398/317(EX OR 2430/855)
SUB OF WILLIAM GIBSON GRANT

HENRY LEONARDO & BELINDA
55059 SPENCERVILLE ROAD
CALLAHAN, FL 32011

2024

46-2N-25-0000-0002-0050



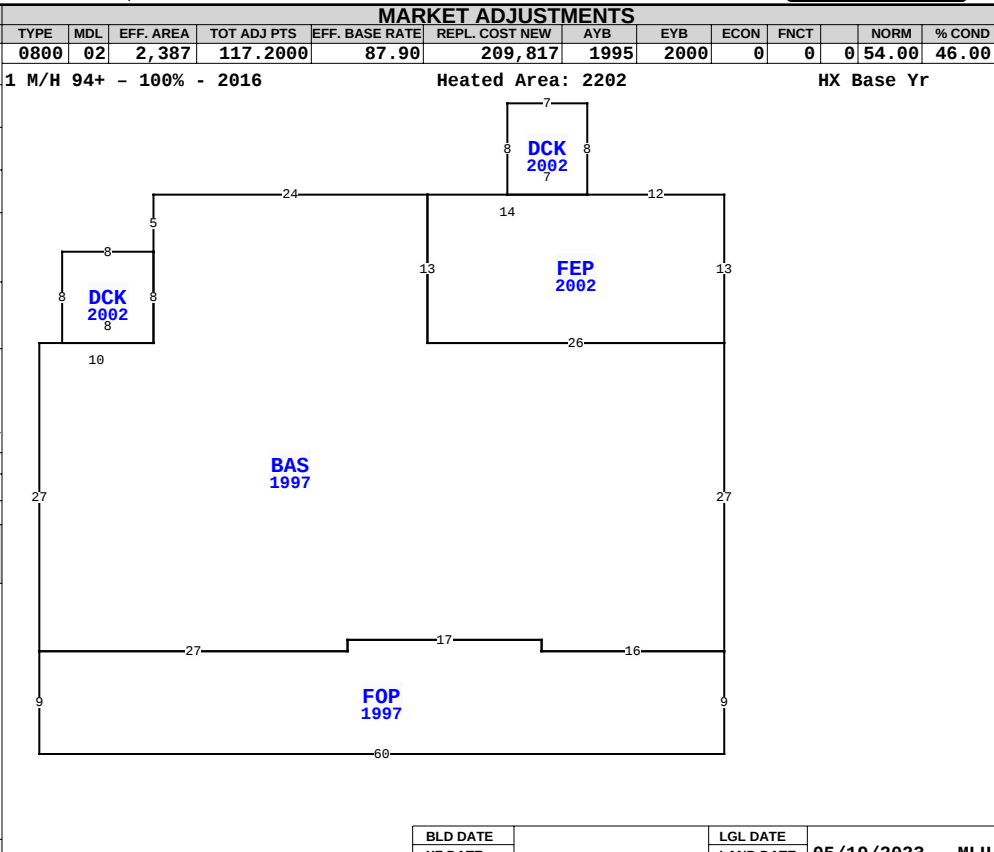
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

Quality	03	Quality Level 03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,915	100	1,915	77,431
DCK	56	15	8	323
DCK	64	15	10	404
FEP	338	85	287	11,604
FOP	557	30	167	6,752
TOTALS	2,930		2,387	96,516

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995

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	000115	C	SFR ACRES	100		OR	0.00	0.00	9.10	AC	1.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023
INC DATE		AG DATE	MLU
55059 SPENCERVILLE RD, CALLAHAN			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		96,516	
TOTAL MARKET OB/XF VALUE		2,695	
TOTAL LAND VALUE - MARKET		145,600	
TOTAL MARKET VALUE		244,811	
SOH/AGL Deduction		0	
ASSESSED VALUE		244,811	
TOTAL EXEMPTION VALUE		13	244,811
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		244,811	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		242,363	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2398/0317	10/06/2020	WD U	I	I	11
GRANTOR: HENRY LEONARDO & BELI					SALE PRICE
GRANTEE: HENRY LEONARDO & BE					100
1296/1155	2/18/2005	WD U	I	I	23
GRANTOR: GREGORY WANDA H					145,000
GRANTEE: HENRY LEONARDO L& E					

BUILDING NOTES											

BUILDING DIMENSIONS											
FEP=[YR=2002] W12 DCK=[YR=2002] N8 W7 S8 E7 \$ W14											
BAS=[YR=1997] W24 S5 DCK=[YR=2002] W8 S8 E8 N8 \$ S8 W10 S27											
FOP=[YR=1997] S9 E60 N9 W16 N1 W17 S1 W27 \$ E27 N1 E17 S1											
E16 N27 W26 N13 \$ S13 E26 N13 \$.											

TOTAL OB/XF											
2,695											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	9.10	AC	1.00