LOT 14
IN OR 2492/1672
NASSAU OAKS SEC 1 UNR

COWART TROY SCOTT & ASHLEY RAE
56017 SPAULDING LN
CALLAHAN, FL 32011

2024

48-3N-25-4195-0014-0000

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 100
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
Quality	02	Quality Level 02

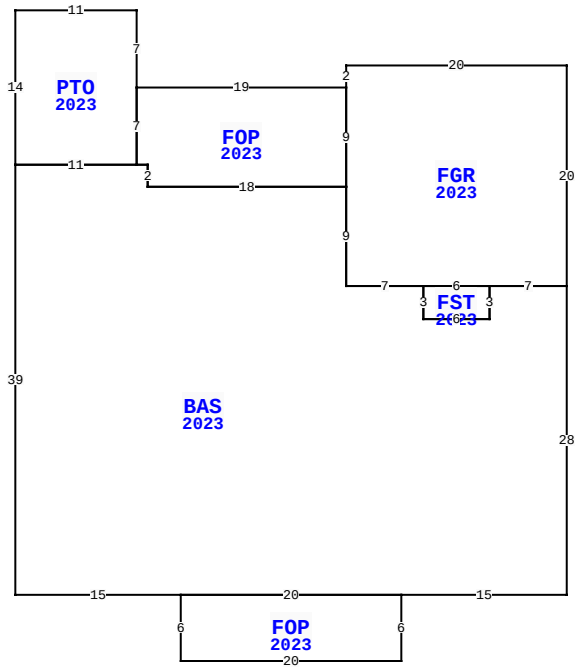
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100	1,676	216,506
FGR	400	55	220	28,420
FOP	120	30	36	4,650
FOP	169	30	51	6,588
FST	18	55	10	1,292
PTO	154	5	8	1,033
TOTALS	2,537		2,001	258,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,001	103.3410	129.18	258,489	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1676 HX Base Yr 2024



56017 SPAULDING LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		258,489
TOTAL MARKET OB/XF VALUE		2,106
TOTAL LAND VALUE - MARKET		49,500
TOTAL MARKET VALUE		310,095
SOH/AGL Deduction		54,029
ASSESSED VALUE		256,066
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		206,066
TOTAL JUST VALUE		310,095
NCON VALUE		260,595
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2201648	CO ISSUED	0	02/06/2023
22001648	NEW CONSTR	284,643	01/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2492/1672	8/10/2021	WD	Q	V	01	62,000
GRANTOR: CASTLEBERRY TAMMY & A						
GRANTEE: COWART TROY SCOTT &						
2042/0620	3/11/2016	QC	U	I	14	100
GRANTOR: SPAULDING DEWEY CHARL						
GRANTEE: CASTLEBERRY TAMMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,30] W7 S3 W6 N3 W7 N9 W18 N2 W1 W11 S39 E15 E20 E15 N28 $
FST=[YR=2023;ORIG=77,33] E6 N3 W6 S3 $
FGR=[YR=2023;ORIG=90,30] N20 W20 S2 S9 S9 E7 E6 E7 $
FOP=[YR=2023;ORIG=70,21] W18 N2 W1 N7 E19 S9 $
PTO=[YR=2023;ORIG=40,5] E11 S7 S7 W11 N14 $
FOP=[YR=2023;ORIG=55,58] E20 S6 W20 N6 $
.

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	0810	CONCRETE A	0	100	18	18	324.00	SF	6.50	6.50	100	2023	2023		100	2,106	

LAND DESCRIPTION

TOTAL OB/XF 2,106

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	000100	C	SFR	100	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.10	45,000.00	49,500.00	49,500							

REVIEW DATE 03/07/2023 BY DJ Total Acres: 0.00 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 08/06/2024 BY SYS