TRACT 17
IN OR 1004/955
NASSAU OAKS 1 UNR

PARRISH KEVIN R & DONNA T
14456 AMELIA COVE DRIVE
JACKSONVILLE, FL 32226

2024

48-3N-25-4195-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

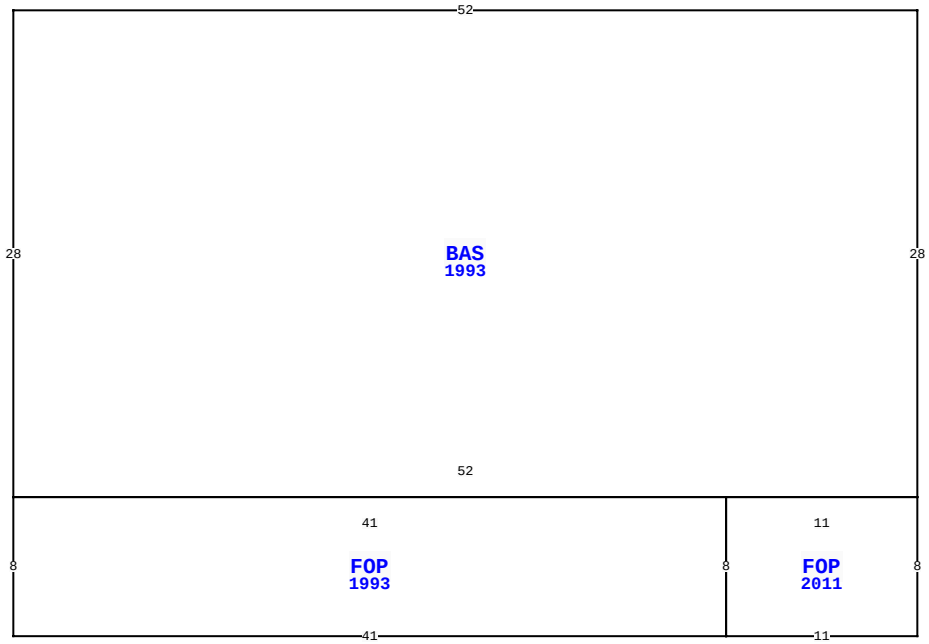
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	117,690
FOP	328	30	98	7,921
FOP	88	30	26	2,102
TOTALS	1,872		1,580	127,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,580	98.9400	93.99	148,504	1990	1995	0	0	0	14.00	86.00

1 SINGLE FAM – 0% - 0 Heated Area: 1456 HX Base Yr



56056 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	127,713
TOTAL MARKET OB/XF VALUE	7,032
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	179,745
SOH/AGL Deduction	28,352
ASSESSED VALUE	151,393
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,393
TOTAL JUST VALUE	179,745
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5704	NEW CONSTR	0	02/10/1989
3850	NEW CONSTR	29,760	01/30/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1004/0955	8/22/2001	WD	U	I	06	22,800
GRANTOR: PARRISH KEVIN & DONNA						
GRANTEE: PARRISH KEVIN & DON						
0862/1809	1/14/1999	WD	U	I	05	58,500
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: PARRISH KEVIN & BET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S28 FOP=[YR=1993] S8 E41 FOP=[YR=2011] E11 N8 W11 S8$ N8 W41$ E52 N28$.

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	0510	GARAGE WD-	0	0	26	18	468.00	SF	21.00	21.00	100	1992	1992	3	20	1,966	
2	0811	CONCRETE B	0	0	0	0	875.00	SF	5.20	5.20	100	1987	1987	3	52	2,366	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
4	1242	WD DECK A	0	0	16	10	160.00	SF	10.00	10.00	100	1995	1995	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 7,032

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	0	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/11/2022 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS