

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

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

2025

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 100
Interior Floor	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
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NEIGHBORHOOD/LOC	9013.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,518	100	2024	2,518	375,561
FGR	571	55	2024	314	46,834
FOP	318	30	2024	95	14,170
FOP	390	30	2024	117	17,451
TOTALS	3,797			3,044	454,014

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	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	
2	009605	C	WETLANDS	100	

REVIEW DATE	06/28/2023	BY	WW
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,044	94.4748	149.27	454,378	2023	2023	0	0	0.08	99.92
1 SFR CUST - 100% - 2024											
Heated Area: 2518											
HX Base Yr 2024											
34464 LOBLOLLY LN, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/07/2025 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 6	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		454,014	
TOTAL MARKET OB/XF VALUE		12,556	
TOTAL LAND VALUE - MARKET		180,180	
TOTAL MARKET VALUE		646,750	
SOH/AGL Deduction		154,722	
ASSESSED VALUE		492,028	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		441,306	
TOTAL JUST VALUE		646,750	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		588,821	

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

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2547/1231	3/08/2022	WD	Q	V	02
GRANTOR: MCEWAN BENJAMIN D					
GRANTEE: SPARKMAN KENNETH J					
2312/1417	10/09/2019	WD	Q	V	02
GRANTOR: YORK ANDREW					
GRANTEE: MCEWAN BENJAMIN D					

BUILDING NOTES	
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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 \$	

TOTAL OB/XF											
12,556											

TOTAL OB/XF											
12,556											

Market:	0
Agricultural:	0
Common:	180,180