LOT 12
DEEP CREEK PLANTATION PB 7/239

CASTLEBERRY TAMMY L &/COPELAND ALMA S
56018 SPAULDING LN
CALLAHAN, FL 32011

2025

23-1N-23-034D-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

13550 SETTINDOWN DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	83,600
TOTAL MARKET VALUE	83,600
SOH/AGL Deduction	32,064
ASSESSED VALUE	51,536
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,536
TOTAL JUST VALUE	83,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2349/1373	3/20/2020	WD	Q	V	02	39,500
GRANTOR: SPARKS MALLORY JEAN						
GRANTEE: CASTLEBERRY TAMMY L						
2129/0959	6/22/2017	WD	Q	V	02	39,900
GRANTOR: WOODRUFF CLAUDIA THER						
GRANTEE: SPARKS MALLORY JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	RES	0	0006	OR	0.00	0.00	4.40	AC		1.00	1.00	1.00	19,000.00	19,000.00	83,600							

REVIEW DATE 04/29/2025 BY MLU Total Acres: 4.40 Total Land Value: 83,600 Market: 0 Agricultural: 0 Common: 83,600 PRINTED 07/30/2025 BY SYS