LOT 29
IN OR 2568/141
NASSAU VILLAGE UNR

SPIVEY DENISE A L/E/
44582 WOODRIDGE DR
CALLAHAN, FL 32011

2025

37-1N-25-299C-0029-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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

54368 JONAS DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 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	16,901
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	66,901
SOH/AGL Deduction	0
ASSESSED VALUE	66,901
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,901
TOTAL JUST VALUE	66,901
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012927	CO ISSUED	0	12/19/2022
22012927	MH MOVE-ON	0	08/23/2022
MH165735	CO ISSUED	0	05/13/2016
MH5735	MH MOVE-ON	0	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2568/0141	6/01/2022	QC	U	V	11	100
GRANTOR: SPIVEY DENISE A						
GRANTEE: SPIVEY MATTHEW C						
2566/1489	5/25/2022	QC	U	V	11	100
GRANTOR: SPIVEY STEVEN J & AMB						
GRANTEE: SPIVEY DENISE A						

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
1	0810	CONCRETE A	0	0	0	0	552.00	SF	6.50	6.50	100	2012	2012	3	92	3,301	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2016	2016	3	100	6,000	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2016	2016	3	100	6,000	
4	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2010	2010	3	40	1,600	

LAND DESCRIPTION

TOTAL OB/XF 16,901

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	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/09/2022 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS