PT OF LOTS 11 & 12
IN OR 2398/317(EX OR 2430/855)
SUB OF WILLIAM GIBSON GRANT

HENRY LEONARDO & BELINDA
55059 SPENCERVILLE ROAD
CALLAHAN, FL 32011

**2025**

**46-2N-25-0000-0002-0050**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

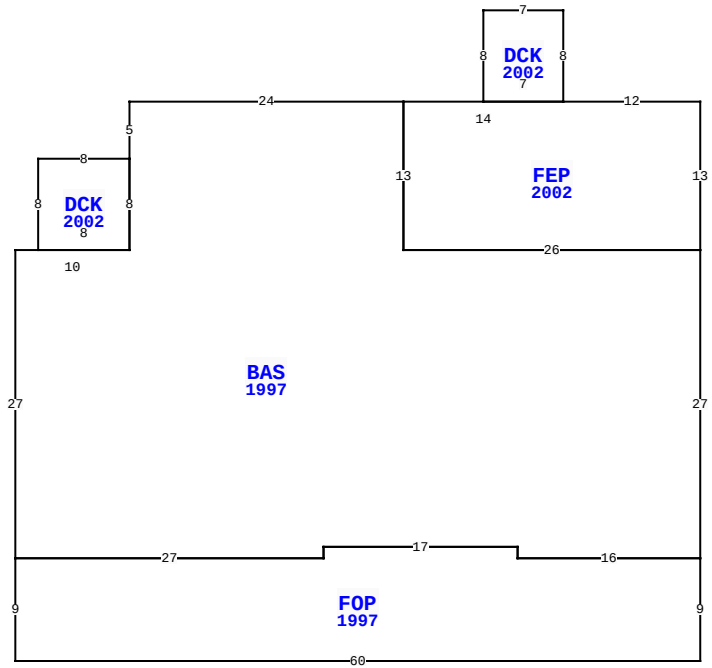
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 08 |
| NEIGHBORHOOD/LOC | 8026.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,915 | 100 | 1997 | 1,915 | 83,940 |
| DCK | 56 | 15 | 2002 | 8 | 351 |
| DCK | 64 | 15 | 2002 | 10 | 438 |
| FEP | 338 | 85 | 2002 | 287 | 12,580 |
| FOP | 557 | 30 | 1997 | 167 | 7,320 |
| TOTALS | 2,930 | | | 2,387 | 104,629 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,387 | 117.2000 | 99.62 | 237,793 | 1995 | 2000 | 0 | 0 | 0 | 56.00 | 44.00 |

1 M/H 94+ – 100% - 2016 Heated Area: 2202 HX Base Yr




| | |
|---|---|
| BLD DATE | |
| XF DATE | |
| INC DATE | |
| LGL DATE | |
| LAND DATE | 05/09/2025 MLU |
| AG DATE | |

55059 SPENCERVILLE RD, CALLAHAN

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 104,629 |
| TOTAL MARKET OB/XF VALUE | | 2,660 |
| TOTAL LAND VALUE - MARKET | | 177,450 |
| TOTAL MARKET VALUE | | 284,739 |
| SOH/AGL Deduction | | 32,828 |
| ASSESSED VALUE | | 251,911 |
| TOTAL EXEMPTION VALUE | 13 | 251,911 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 284,739 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 244,811 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2398/0317 | 10/06/2020 | WD | U | I | 11 | 100 |
| GRANTOR: HENRY LEONARDO & BELI | | | | | | |
| GRANTEE: HENRY LEONARDO & BE | | | | | | |
| 1296/1155 | 2/18/2005 | WD | U | I | 23 | 145,000 |
| GRANTOR: GREGORY WANDA H | | | | | | |
| GRANTEE: HENRY LEONARDO L& E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FEP=[YR=2002] W12 DCK=[YR=2002] N8 W7 S8 E7 $ W14
BAS=[YR=1997] W24 S5 DCK=[YR=2002] W8 S8 E8 N8 $ S8 W10 S27
FOP=[YR=1997] S9 E60 N9 W16 N1 W17 S1 W27 $ E27 N1 E17 S1
E16 N27 W26 N13 $ S13 E26 N13 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1995 | 1995 | 3 | 76 | 2,660 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,660

| 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 | 100 | | OR | 0.00 | 0.00 | 9.10 | AC | | 1.00 | 1.00 | 1.00 | 19,500.00 | 19,500.00 | 177,450 | | | | | | | |

REVIEW DATE 06/29/2021 BY KBA Total Acres: 9.10 Total Land Value: 177,450 Market: 0 Agricultural: 0 Common: 177,450 PRINTED 07/30/2025 BY SYS