LOT 13
IN OR 2213/1624
NASSAU OAKS SEC 1 UNR

JONES RANDI NICOLE/GREER JERRY L
56041 SPAULDING LN
CALLAHAN, FL 32011

2025

48-3N-25-4195-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

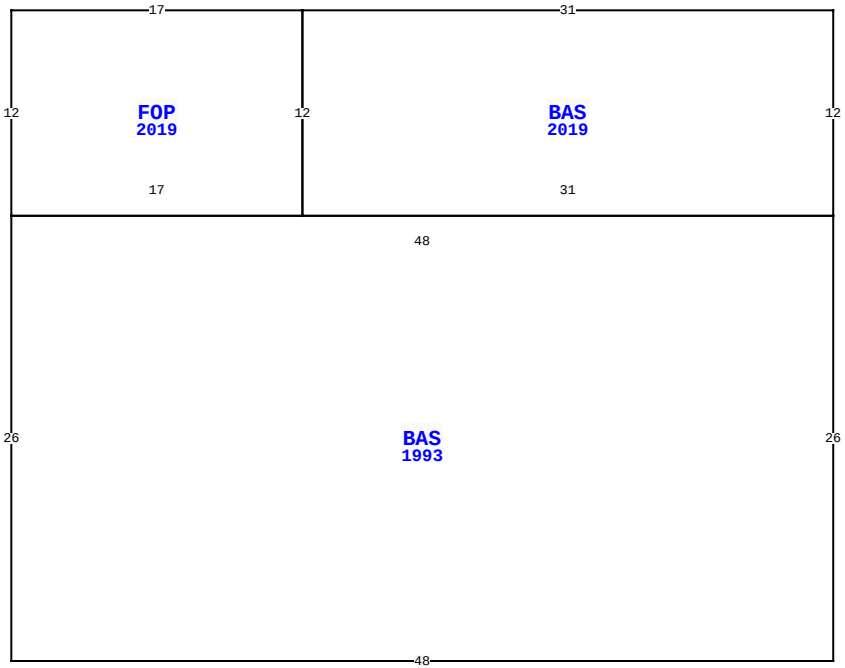
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1993	1,248	121,425
BAS	372	100	2019	372	36,194
FOP	204	30	2019	61	5,935
TOTALS	1,824			1,681	163,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,681	110.2500	110.25	185,330	1990	2000	0	0	0	11.75	88.25

1 SINGLE FAM – 100% - 2020 Heated Area: 1620 HX Base Yr 2020



56041 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		163,554
TOTAL MARKET OB/XF VALUE		27,088
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		235,642
SOH/AGL Deduction		70,078
ASSESSED VALUE		165,564
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		114,842
TOTAL JUST VALUE		235,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006381	ADDITION	82,915	12/01/2018
18006063	DEMOLITION	2,200	08/01/2018
B1631874	GARAGE	21,422	03/01/2016
B1327503	CARPORT	7,312	07/01/2013
8634	ADDITION	18,600	01/25/1993
6146	REMODEL	5,500	11/30/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2213/1624	6/08/2018	WD	U	I	12	103,100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: JONES RANDI NICOLE						
2159/1951	11/09/2017	SW	U	I	12	100
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W31 FOP=[YR=2019] W17 S12 BAS=[YR=1993] S26 E48 N26 W48$ E17 N12$ S12 E31 N12$.

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	1242	WD DECK A	0	100	0	0	1,134.00	SF	10.00	10.00	100	2010	2010	3	40	4,536	
2	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2005	2005	3	22	880	
3	0510	GARAGE WD-	0	100	20	18	360.00	SF	35.00	35.00	100	2013	2013	3	68	8,568	
4	0510	GARAGE WD-	0	100	0	0	480.00	SF	35.00	35.00	100	2016	2016	3	78	13,104	

LAND DESCRIPTION

TOTAL OB/XF 27,088

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	0007	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 12/03/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS