

LOT 15
PT OR 2042/620
NASSAU OAKS SEC 1 UNR

CASTLEBERRY TAMMY
56002 SPAULDING LANE
CALLAHAN, FL 32011

2025

48-3N-25-4195-0015-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	05	AVERAGE 50	0100	01	2,861	93.5000	93.50	267,504	1991	1991	0	0	016.00	84.00	VALUATION SUMMARY														
Exterior Wall	15	CONC BLOCK 50	1 SINGLE FAM - 0% - 0													Heated Area: 2592 HX Base Yr													
Roof Structur	03	GABLE/HIP 100	UOP 1993 BAS 1993 UOP 1993													UOP 1993 FUS 1993													
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	1	100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units	0	100																											
Occupancy	00	NONE 100																											
Quality	03	Quality Level 03																											
DOR CODE	0100 SINGLE FAMILY																												
MAP NUM																													
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	98,018																								
FUS	1,344	100	1993	1,344	105,558																								
UOP	384	20	1993	77	6,048																								
UOP	480	20	1993	96	7,540																								
UOP	480	20	1993	96	7,540																								
TOTALS	3,936			2,861	224,703																								
EXTRA FEATURES															56002 SPAULDING LN, CALLAHAN														
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	0940	SHEDS/PORT	0	0	15	12	180.00	SF	30.00	30.00	100	1991	1991	3	20	1,080													
2	0681	POLE SHED	0	0	56	24	1,344.00	SF	15.00	15.00	100	1992	1992	3	20	4,032													
3	0940	SHEDS/PORT	0	0	12	10	120.00	SF	21.30	21.30	100	2003	2003	3	20	511													
4	0510	GARAGE WD-	0	0	20	18	360.00	SF	35.00	35.00	100	2004	2004	3	32	4,032													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000												
REVIEW DATE 10/19/2021 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS																													