LOT 16
R583824 & R583925
IN OR 720/1794

CASTLEBERRY TAMMY L
56018 SPAULDING LANE
CALLAHAN, FL 32011

2025

48-3N-25-4195-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	13	PREFAB PNL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

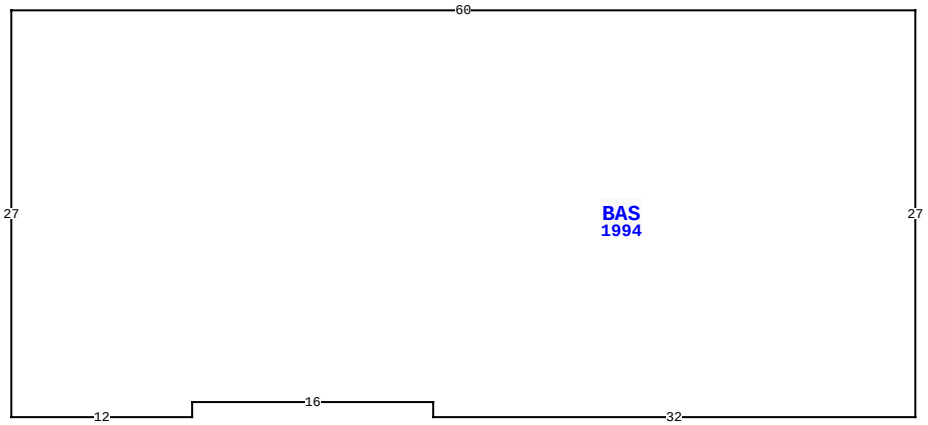
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,604	100	1994	1,604	65,050
TOTALS	1,604			1,604	65,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,604	113.6000	96.56	154,882	1994	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 1995 Heated Area: 1604 HX Base Yr 1995



56018 SPAULDING LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		65,050
TOTAL MARKET OB/XF VALUE		2,591
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		112,641
SOH/AGL Deduction		60,172
ASSESSED VALUE		52,469
TOTAL EXEMPTION VALUE	HX HB	27,469
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		112,641
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH94563	MH MOVE-ON	42,500	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0720/1794	12/29/1994	QC	Q	I	01	100
GRANTOR: SPAULDING DEWEY & MAR						
GRANTEE: CASTLEBERRY TAMMY L						
0552/0031	9/09/1988	PR	Q	I		14,700
GRANTOR: MULLIN MICHAEL P/R						
GRANTEE: SPAULDING DEWEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W60 S27 E12 N1 E16 S1 E32 N27$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	74	1,480	
2	0940	SHEDS/PORT	0	100	10	12	120.00	SF	13.20	13.20	100	1970	1970	3	20	317	
3	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2000	2000	3	20	160	
4	1242	WD DECK A	0	100	12	24	288.00	SF	10.00	10.00	100	2005	2005	3	22	634	

LAND DESCRIPTION

TOTAL OB/XF 2,591

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	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 04/11/2022 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS