

LOT 5 & E 100 FT OF LOT 6 &
E100 FT OF S456 FT OF LOT 29
PAR 1 IN OR 2790/62

ASPINWALL SHERRY L & DONALD
PO BOX 1717
CALLAHAN, FL 32011

2026

04-1N-25-2780-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	10	TERRAZZO 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

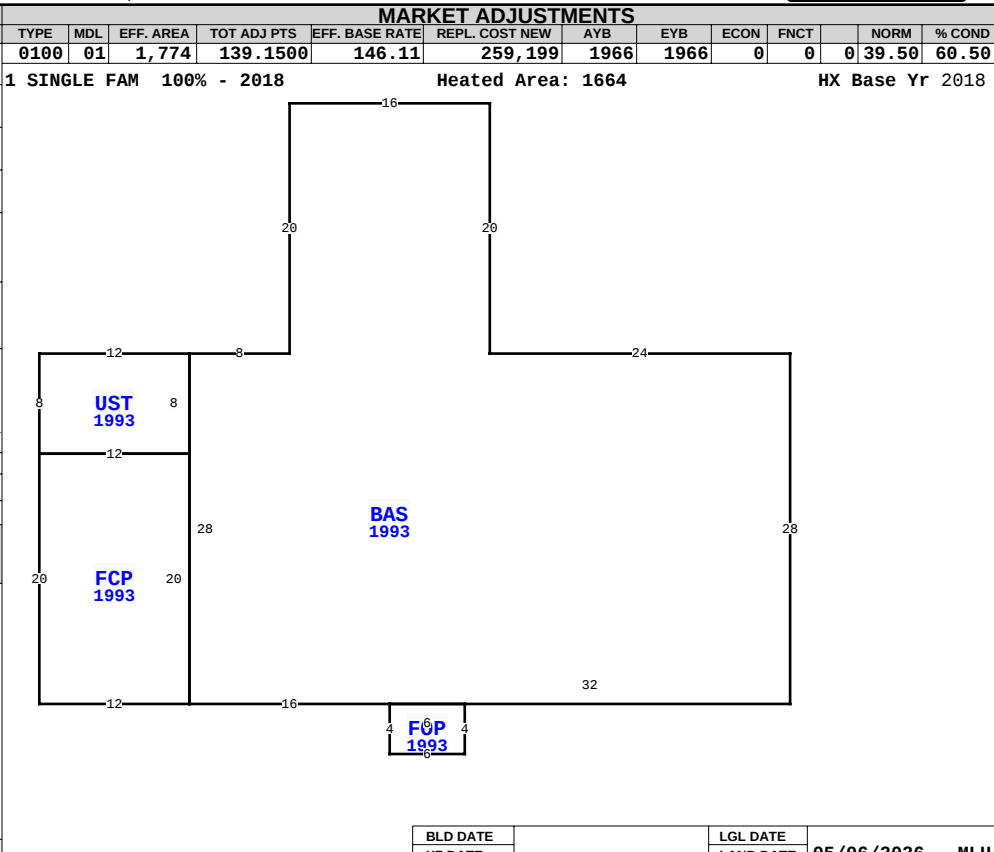
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	1993	1,664	147,092
FCP	240	25	1993	60	5,304
FOP	24	30	1993	7	619
UST	96	45	1993	43	3,801
TOTALS	2,024			1,774	156,815

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
4	0200	BARN WD 0-	0	100	29	48	1,392.00	SF	20.00
5	0681	POLE SHED	0	100	29	12	348.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	4.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	11/03/2025

MLU KBA

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			156,815
TOTAL MARKET OB/XF VALUE			49,425
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			346,240
SOH/AGL Deduction			191,714
ASSESSED VALUE			154,526
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			103,115
TOTAL JUST VALUE			346,240
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			293,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2790/62	5/23/2025	WD	U	I	11	100	
GRANTOR: ASPINWALL SHERRY L							
GRANTEE: ASPINWALL SHERRY L							
2225/0426	9/07/2018	FJ	U	I	11	0	
GRANTOR: THOMAS JACK PETERS ES							
GRANTEE: ASPINWALL SHERRY L							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W24 N20 W16 S20 W8 UST=[YR=1993] W12S8									
FCP=[YR=1993] S20 E12 N20 W12\$ E12 N8\$ S28 E16 FOP=[YR=1993] S4 E6 N4 W6\$ E32N28\$.									