

LOT 26
TUPELO PLANTATION PB 7/2006
ESMT IN OR 2601-399

SPARKMAN KENNETH J & MANDY L
34464 LOBLOLLY LN
CALLAHAN, FL 32011

2026

16-1N-24-2090-0026-0000



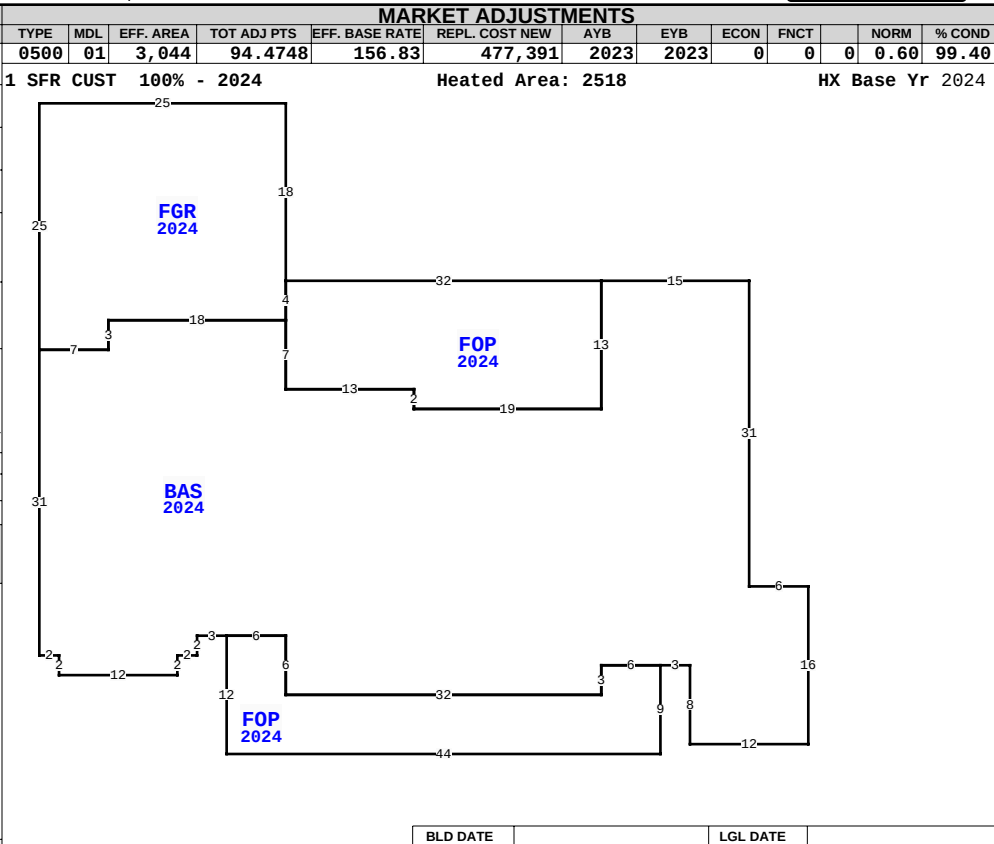
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 100
Interior Floor	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,518	100	2024	2,518	392,529
FGR	571	55	2024	314	48,950
FOP	318	30	2024	95	14,810
FOP	390	30	2024	117	18,239
TOTALS	3,797			3,044	474,527

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

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	PUD	0.00	0.00	6.30
2	009605	C	WETLANDS	100	0006	PUD	0.00	0.00	6.30



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026
INC DATE		AG DATE	MLU

TOTAL OB/XF									
6,930									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 6									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					474,527				
TOTAL MARKET OB/XF VALUE					6,930				
TOTAL LAND VALUE - MARKET					144,900				
TOTAL MARKET VALUE					626,357				
SOH/AGL Deduction					121,044				
ASSESSED VALUE					505,313				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					453,902				
TOTAL JUST VALUE					626,357				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					646,750				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006628	CO ISSUED		05/19/2023
22012839	NEW CONSTR	417,877	08/22/2022

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2547/1231	3/08/2022	WD	Q	V	02	125,000			
GRANTOR: MCEWAN BENJAMIN D									
GRANTEE: SPARKMAN KENNETH J									
2312/1417	10/09/2019	WD	Q	V	02	81,000			
GRANTOR: YORK ANDREW									
GRANTEE: MCEWAN BENJAMIN D									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=160,10] W15 S13 W19 N2 W13 N7 W18 S3 W7 S31 E2 S2 E12 N2 E2 N2 E3 E6 S6 E32 N3 E6 E3 S8 E12 N16 W6 N31 \$ FGR=[YR=2024;ORIG=113,-8] W25 S25 E7 N3 E18 N4 N18 \$ FOP=[YR=2024;ORIG=145,10] W32 S4 S7 E13 S2 E19 N13 \$ FOP=[YR=2024;ORIG=151,49] W6 S3 W32 N6 W6 S12 E44 N9 \$									