PT LOTS 11 & 12 PAR 2-1
IN OR 2140/1695
ESMT OR 377/309

JACKSON BRENT R & JENNY L
55317 SUGAR LOAF LANE
CALLAHAN, FL 32011

2026

46-2N-25-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

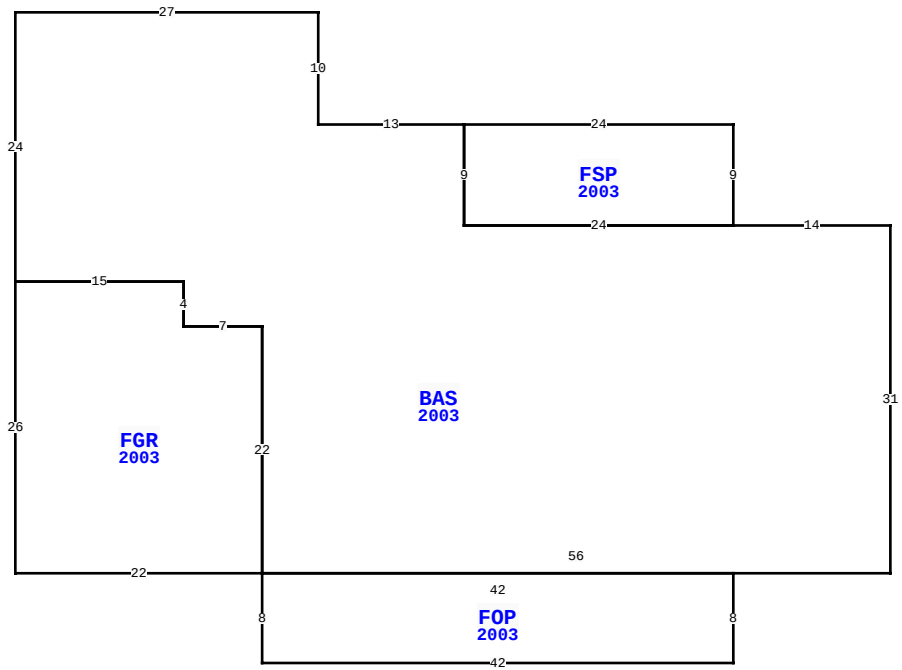
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	04	. 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,504	100	2003	2,504	248,329
FGR	544	55	2003	299	29,653
FOP	336	30	2003	101	10,017
FSP	216	40	2003	86	8,529
TOTALS	3,600			2,990	296,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,990	85.4460	118.77	355,122	2003	2003	0	0	0	16.50	83.50

3 SNGL FAM 100% - 2018 Heated Area: 2504 HX Base Yr 2018



55317 SUGAR LOAF LN, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		296,527
TOTAL MARKET OB/XF VALUE		27,810
TOTAL LAND VALUE - MARKET		292,080
TOTAL MARKET VALUE		616,417
SOH/AGL Deduction		325,435
ASSESSED VALUE		290,982
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		239,571
TOTAL JUST VALUE		616,417
NCON VALUE		24,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		554,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250001139	686 40*60 PL SHED	77,832	02/03/2025
B0311128	NEW CONSTR	174,735	05/01/2003
R5047	REPAIR/RRF	5,000	05/01/2003
MH992933	MH MOVE-ON	0	12/01/1999
8851	MH MOVE-ON	15,000	03/27/1992
6547	XFOB	2,720	06/22/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2140/1695	8/11/2017	WD	Q	I	01	335,000
GRANTOR: SPERLICH KARL G & HOL						
GRANTEE: JACKSON BRENT R & J						
1781/0032	2/03/2012	WD	U	I	11	100
GRANTOR: BOWMAN WENDY L						
GRANTEE: SPERLICH KARL G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FSP=[YR=2003] N9 W24 S9 E24 $ W24 N9 W13 N10 W27 S24 FGR=[YR=2003] S26 E22 FOP=[YR=2003] S8 E42 N8 W42 $ N22 W7 N4 W15 $ E15 S4 E7 S22 E56 N31 $.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	
3	0681	POLE SHED	0	100	16	12	192.00	SF	15.00	15.00	100	2003	2003	3	29	835	
4	0680	POLE SHED	0	100	60	40	2,400.00	SF	10.00	10.00	100	2026	2025		100	24,000	

LAND DESCRIPTION

TOTAL OB/XF 27,810

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	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							
2	000100	C	RES	100	0007	OR	0.00	0.00	14.24	AC		1.00	1.00	1.00	17,000.00	17,000.00	242,080							

REVIEW DATE 09/17/2025 BY TWX Total Acres: 15.24 Total Land Value: 292,080 Market: 0 Agricultural: 0 Common: 292,080 PRINTED 07/09/2026 BY SYS