PT OF LOTS 11 & 12
IN OR 2706/840

HOLDEN JOSEPH W & PATRICIA F L/E/
55002 SPENCERVILLE ROAD
CALLAHAN, FL 32011

2026

46-2N-25-0000-0002-0060

BUILDING CHARACTERISTICS

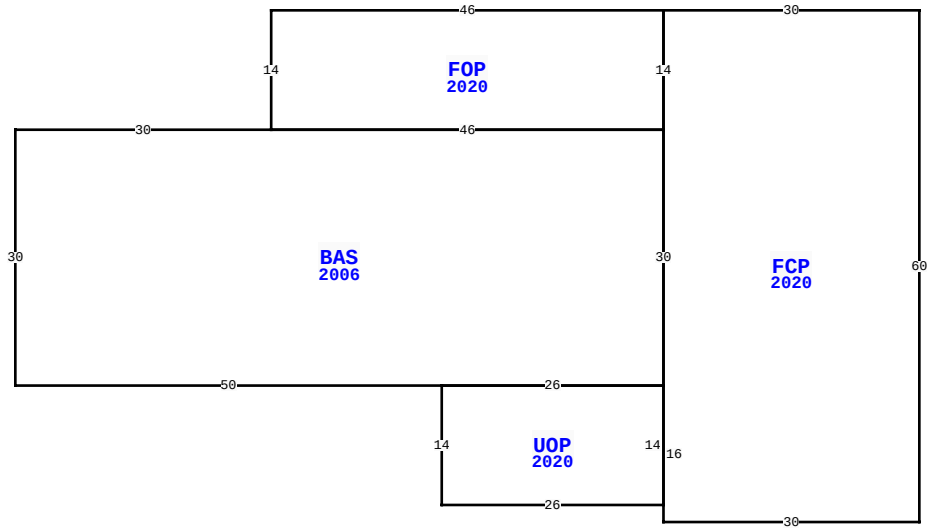
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
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	2,280	100	2006	2,280	171,852
FCP	1,800	25	2020	450	33,918
FOP	644	30	2020	193	14,547
UOP	364	25	2020	91	6,859
TOTALS	5,088			3,014	227,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	3,014	135.0800	121.57	366,412	2006	2010	0	0	0	38.00	62.00

1 M/H 94+ 100% - 2007 Heated Area: 2280 HX Base Yr 2007



55002 SPENCERVILLE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		256,330
TOTAL MARKET OB/XF VALUE		14,800
TOTAL LAND VALUE - MARKET		212,160
TOTAL MARKET VALUE		483,290
SOH/AGL Deduction		234,778
ASSESSED VALUE		248,512
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		197,101
TOTAL JUST VALUE		483,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240000543	MODULAR METAL GAR	96,288	01/16/2024
MH4756	MH MOVE-ON	0	08/07/2006
E16949	ELEC OTHER	0	03/01/2006
M11230	MECH OTHER	0	03/01/2006
P10866	OTHER	0	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2706/840	4/10/2024	WD	U	I	11	100
GRANTOR: HOLDEN JOSEPH W & PAT						
GRANTEE: BRUNO ALEXIS F						
1322/0533	6/03/2005	WD	Q	I		130,000
GRANTOR: WILKINSON JOHN R & SH						
GRANTEE: HOLDEN JOSEPH W & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=-76,14] W30 S30 E50 E26 N30 W46 $
FCP=[YR=2020;ORIG=0,0] W30 S14 S30 S16 E30 N60 $
FOP=[YR=2020;ORIG=-30,0] W46 S14 E46 N14 $
UOP=[YR=2020;ORIG=-56,44] S14 E26 N14 W26 $
.

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	0681	POLE SHED	0	100	50	36	1,800.00	SF	15.00	15.00	100	2005	2005	3	32	8,640	
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	6,160	

LAND DESCRIPTION

TOTAL OB/XF 14,800

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	12.48	AC		1.00	1.00	1.00	17,000.00	17,000.00	212,160							

REVIEW DATE 06/18/2024 BY TW Total Acres: 12.48 Total Land Value: 212,160 Market: 0 Agricultural: 0 Common: 212,160 PRINTED 07/09/2026 BY SYS

PT OF LOTS 11 & 12
IN OR 2706/840

HOLDEN JOSEPH W & PATRICIA F L/E/
55002 SPENCERVILLE ROAD
CALLAHAN, FL 32011

2026

46-2N-25-0000-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05

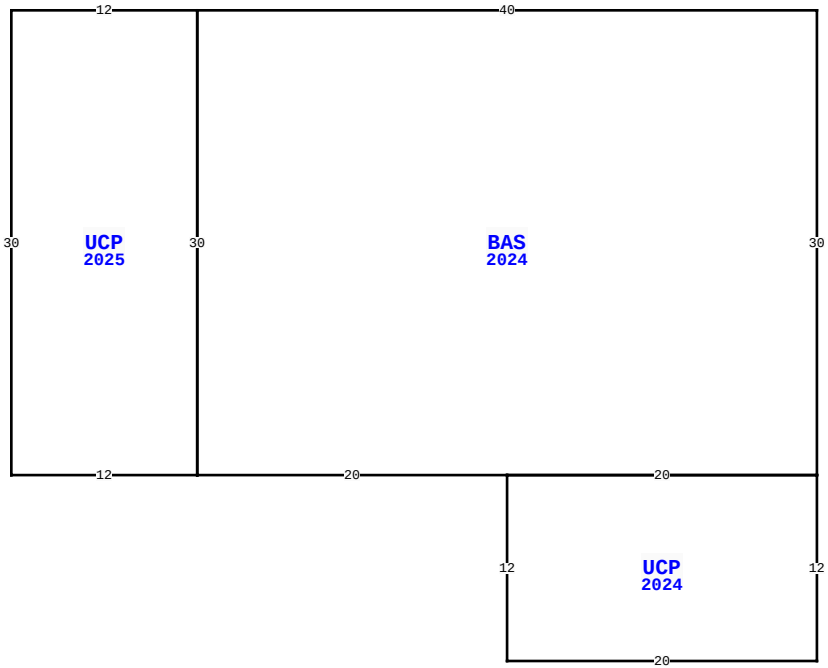
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2024	1,200	26,504
UCP	240	20	2024	48	1,060
UCP	360	20	2025	72	1,590
TOTALS	1,800			1,320	29,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,320	57.2000	22.31	29,449	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2025 Heated Area: 1200 HX Base Yr 2007



55002 SPENCERVILLE RD, CALLAHAN

BLD DATE		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		256,330
TOTAL MARKET OB/XF VALUE		14,800
TOTAL LAND VALUE - MARKET		212,160
TOTAL MARKET VALUE		483,290
SOH/AGL Deduction		234,778
ASSESSED VALUE		248,512
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		197,101
TOTAL JUST VALUE		483,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2706/840	4/10/2024	WD	U	I	11	100
GRANTOR: HOLDEN JOSEPH W & PAT						
GRANTEE: BRUNO ALEXIS F						
1322/0533	6/03/2005	WD	Q	I		130,000
GRANTOR: WILKINSON JOHN R & SH						
GRANTEE: HOLDEN JOSEPH W & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,10] E40 S30 W20 W20 N30 $
UCP=[YR=2024;ORIG=60,40] E20 S12 W20 N12 $
UCP=[YR=2025;ORIG=40,10] W12 S30 E12 N30 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/18/2024 BY TW Total Acres: 12.48 Total Land Value: 212,160 Market: 0 Agricultural: 0 Common: 212,160 PRINTED 07/09/2026 BY SYS