IN OR 2752/846

MONDS NICOLE LYNNE
55135 SPENCERVILLE RD
CALLAHAN, FL 32011

2026

46-2N-25-0000-0002-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	08	SHT VINYL 40
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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

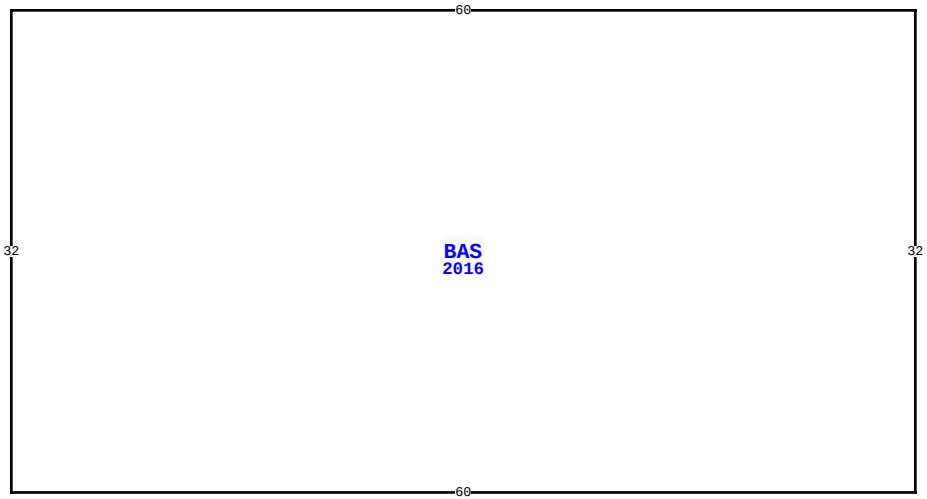
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2016	1,920	198,200
TOTALS	1,920			1,920	198,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,920	113.1900	107.53	206,458	2016	2016	0	0	0	4.00	96.00

1 SFR MODULR 100% - 2017 Heated Area: 1920 HX Base Yr 2017



55135 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		198,200
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		154,250
TOTAL MARKET VALUE		352,450
SOH/AGL Deduction		200,937
ASSESSED VALUE		151,513
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		100,102
TOTAL JUST VALUE		352,450
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632019	CO ISSUED	0	05/12/2016
B1632019	MODULAR HM	0	04/01/2016
B21187	DEMOLITION OF MH	1,400	03/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2752/846	11/19/2024	QC	U	I	11	100
GRANTOR: MONDS JOSHUA C						
GRANTEE: MONDS NICOLE LYNNE						
2023/1479	1/11/2016	WD	Q	I	01	70,000
GRANTOR: VELEZ ROCIO M & AGNES						
GRANTEE: MONDS JOSHUA C & NI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W60 S32 E60 N32$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	6.17	AC		1.00	1.00	1.00	25,000.00	25,000.00	154,250							

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.17 Total Land Value: 154,250 Market: 0 Agricultural: 0 Common: 154,250 PRINTED 07/09/2026 BY SYS