LOT 15
PT OR 2042/620
NASSAU OAKS SEC 1 UNR

CASTLEBERRY TAMMY
56002 SPAULDING LANE
CALLAHAN, FL 32011

2026

48-3N-25-4195-0015-0000

BUILDING CHARACTERISTICS

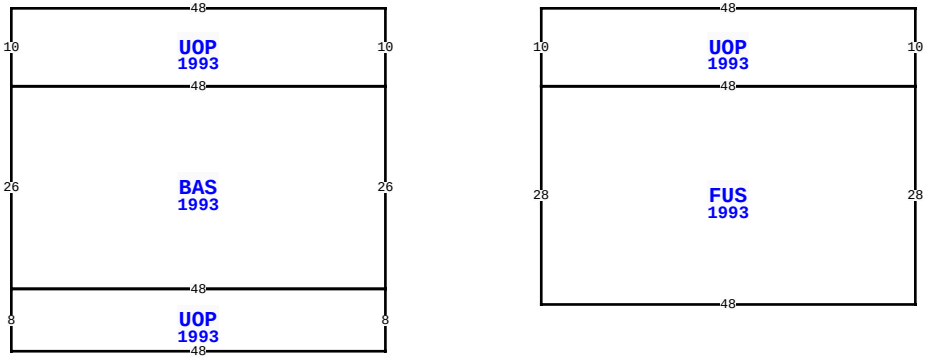
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1993	1,248	102,459
FUS	1,344	100	1993	1,344	110,340
UOP	384	20	1993	77	6,322
UOP	480	20	1993	96	7,881
UOP	480	20	1993	96	7,881
TOTALS	3,936			2,861	234,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,861	93.5000	98.18	280,893	1991	1991	0	0	0	16.38	83.62

1 SINGLE FAM 100% - 2026 Heated Area: 2592 HX Base Yr 2026



56002 SPAULDING LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		234,883
TOTAL MARKET OB/XF VALUE		8,892
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		293,775
SOH/AGL Deduction		60,172
ASSESSED VALUE		233,603
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		177,192
TOTAL JUST VALUE		293,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2042/0620	3/11/2016	QC	U	I	14	100
GRANTOR: SPAULDING DEWEY CHARL						
GRANTEE: CASTLEBERRY TAMMY						
1165/1336	7/14/2003	QC	Q	I	06	100
GRANTOR: SPAULDING DEWY C & MA						
GRANTEE: SPAULDING DEWEY C &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W48 S10 BAS=[YR=1993] S26 UOP=[YR=1993] S8 E48 N8 W48$ E48 N26 W48$ E48 N10$ PTR= E20 UOP=[YR=1993] E48 S10 FUS=[YR=1993] S28 W48 N28 E48$ W48 N10$ W20$.

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	0940	SHEDS/PORT	0	100	15	12	180.00	SF	30.00	30.00	100	1991	1991	3	20	1,080	
2	0681	POLE SHED	0	100	56	24	1,344.00	SF	15.00	15.00	100	1992	1992	3	20	4,032	
4	0510	GARAGE WD-	0	100	20	18	360.00	SF	35.00	35.00	100	2004	2004	3	30	3,780	

LAND DESCRIPTION

TOTAL OB/XF 8,892

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	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/27/2026 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS