TRACT 17
IN OR 2812/1905
NASSAU OAKS 1 UNR

PARRISH GABRIEL KEVIN
56056 SPAULDING LN
CALLAHAN, FL 32011

2026

48-3N-25-4195-0017-0000

BUILDING CHARACTERISTICS

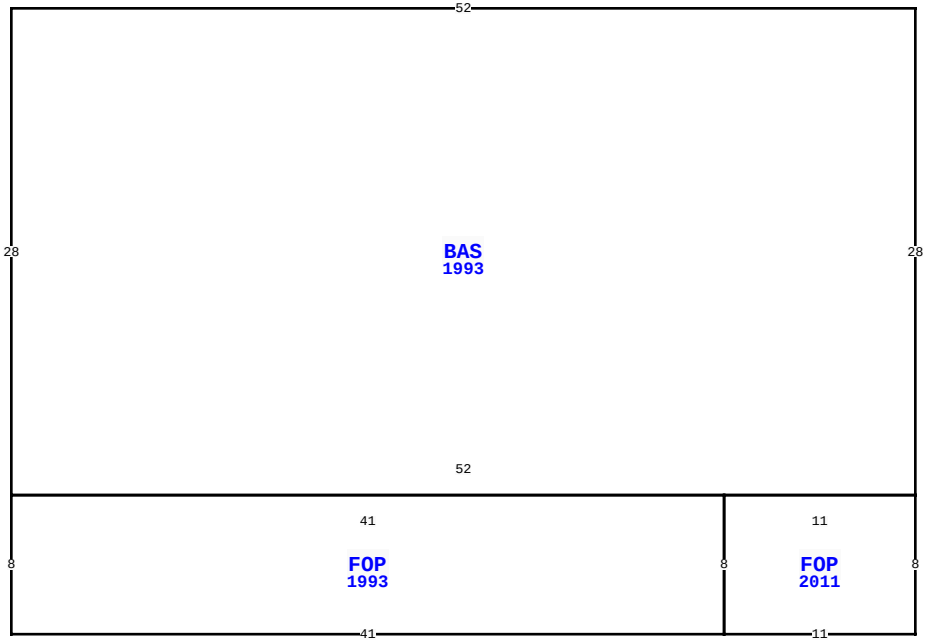
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,456	100	1993	1,456	124,793
FOP	328	30	1993	98	8,399
FOP	88	30	2011	26	2,228
TOTALS	1,872			1,580	135,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,580	98.9400	103.89	164,146	1990	1990	0	0	0	17.50	82.50

1 SINGLE FAM 100% - 2026 Heated Area: 1456 HX Base Yr 2026



56056 SPAULDING LN, CALLAHAN

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

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	0510	GARAGE WD-	0	100	26	18	468.00	SF	35.00	35.00	100	1992	1992	3	20	3,276	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		135,420
TOTAL MARKET OB/XF VALUE		5,516
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		190,936
SOH/AGL Deduction		0
ASSESSED VALUE		190,936
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		139,525
TOTAL JUST VALUE		190,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5704	NEW CONSTR	0	02/10/1989
3850	NEW CONSTR	29,760	01/30/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2812/1905	8/29/2025	WD	U	I	30	225,000
GRANTOR: PARRISH KEVIN R & DON						
GRANTEE: PARRISH GABRIEL KEV						
1004/0955	8/22/2001	WD	Q	I	06	22,800
GRANTOR: PARRISH KEVIN & DONNA						
GRANTEE: PARRISH KEVIN & DON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S28 FOP=[YR=1993] S8 E41 FOP=[YR=2011] E11 N8 W11 S8$ N8 W41$ E52 N28$.

LAND DESCRIPTION

TOTAL OB/XF 5,516

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