LOTS 19 & 20
NASSAU OAKS SEC 1 UNR

PARRISH KEVIN RAY & DONNA TERESA
14456 AMELIA COVE DR
JACKSONVILLE, FL 32226

2026

48-3N-25-4195-0019-0000

BUILDING CHARACTERISTICS

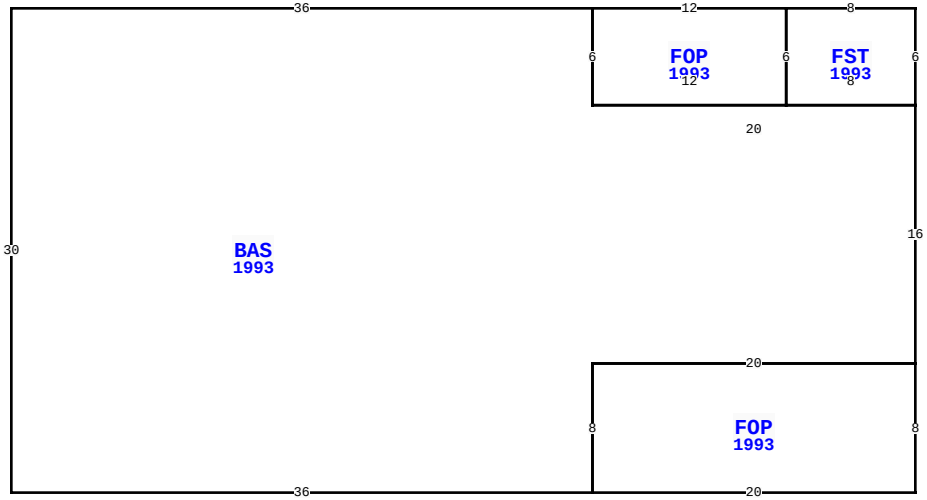
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,400	100	1993	1,400	18,354
FOP	72	30	1993	22	288
FOP	160	30	1993	48	629
FST	48	55	1993	26	341
TOTALS	1,680			1,496	19,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,496	62.4240	65.55	98,063	1978	1978	0	0	20	19.00	20.00

1 SINGLE FAM 0% - 2025 Heated Area: 1400 HX Base Yr



56567 NASSAU OAKS DR, 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	0	26	22	572.00	SF	35.00	35.00	100	1980	1980	3	20	4,004	
2	0510	GARAGE WD-	0	0	20	24	480.00	SF	35.00	35.00	100	1986	1986	3	20	3,360	
8	0749	M/H STORG	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1975	1975	3	20	400	
11	0351	CARPORT MT	0	0	26	20	520.00	SF	10.00	10.00	100	2001	2001	3	20	1,040	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	19,613
TOTAL MARKET OB/XF VALUE	8,804
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	108,417
SOH/AGL Deduction	0
ASSESSED VALUE	108,417
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,417
TOTAL JUST VALUE	108,417
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
260005296	DEMO OLD HOME BY	1,200	05/18/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2857/0176	3/27/2026	WD	Q	I	01	120,000
GRANTOR: CALDWELL DEWEY & MARY						
GRANTEE: PARRISH KEVIN RAY &						
2630/1813	4/10/2023	QC	U	I	11	100
GRANTOR: CALDWELL ALMA MARIE						
GRANTEE: CALDWELL DEWEY PHIL						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W8 FOP=[YR=1993] W12 BAS=[YR=1993] W36 S30 E36 FOP=[YR=1993] E20 N8 W20 S8$ N8 E20 N16 W20 N6$ S6 E12 N6$ S6 E8 N6$.

LAND DESCRIPTION

TOTAL OB/XF 8,804

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	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	40,000							
2	000100	C	RES	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	40,000							

REVIEW DATE 03/27/2026 BY TWA Total Acres: 2.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/09/2026 BY SYS