BLOCK 2 LOT 1
IN OR 1006/405
CONSERV ESMT PT OR 929/824

CROSBY KIMBERLY/CROSBY KENNETH
54329 SPRING LAKE DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-197A-0002-0010

BUILDING CHARACTERISTICS

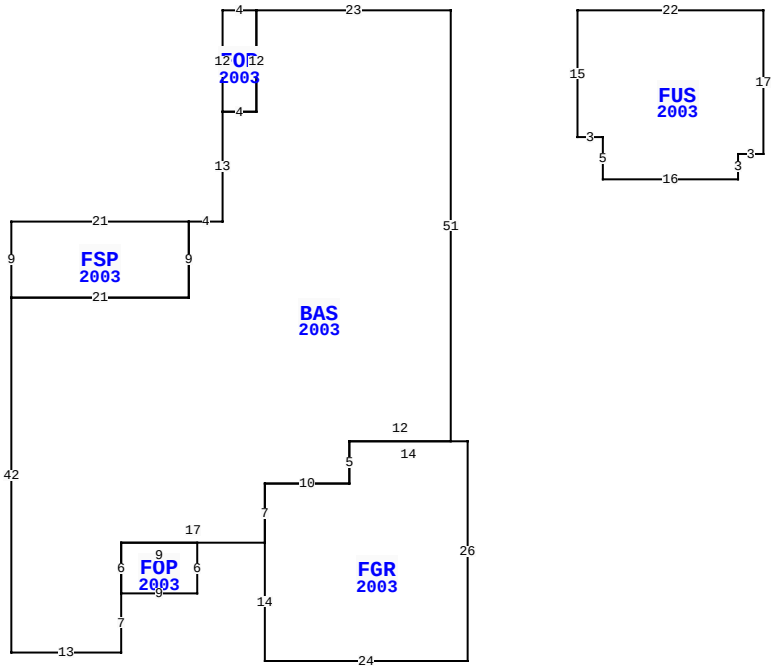
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,369	100	2,369	260,326
FGR	574	55	316	34,724
FOP	48	30	14	1,538
FOP	54	30	16	1,758
FSP	189	40	76	8,351
FUS	416	100	416	45,713
TOTALS	3,650		3,207	352,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,207	107.9160	128.15	410,977	2003	2003	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2004 Heated Area: 2785 HX Base Yr 2004



54329 SPRING LAKE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	364,757
TOTAL MARKET OB/XF VALUE	24,988
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	439,745
SOH/AGL Deduction	210,544
ASSESSED VALUE	229,201
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	179,201
TOTAL JUST VALUE	439,745
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	349,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R10244	GARAGE	1,080	04/01/2007
E11625	NEW CONSTR	300	08/01/2003
E10405	NEW CONSTR	2,500	11/01/2002
B10213	NEW CONSTR	198,029	01/01/2002
R4413	REPAIR/RRF	3,500	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1006/0405	9/04/2001	WD	U	V	16	10,000

GRANTOR: SPRING LAKE ESTATES O

GRANTEE: CROSBY KENNETH SR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W23 FOP2003 = W4 S12 E4 N12 $ S12 W4 S13 W4
FSP=[YR=2003] W21 S9 E21 N9 $ S9 W21 S42 E13 N7
FOP=[YR=2003] E9 N6 W9 S6 $ N6 E17 FGR=[YR=2003] S14 E24
N26 W14 S5 W10 S7 $ N7 E10 N5 E12 N51 $ PTR= E15
FUS=[YR=2003] E22 S17 W3 S3 W16 N5 W3 N15 $ W15 $.

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	0812	CONCRETE C	0	100	0	0	1,739.00	SF	4.00	4.00	100	2003	2003	3	84	5,843	
2	1127	BRICK 8"	0	100	11	4	44.00	SF	11.00	11.00	100	2003	2003	3	96	465	
3	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00	85.00	100	2003	2003	3	36	12,852	
4	0845	KOOL DECK	0	100	0	0	805.00	SF	7.25	7.25	100	2003	2003	3	84	4,902	
5	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	22	264	
6	0479	VF PICKET	0	100	0	0	92.00	LF	10.00	10.00	100	2006	2006	3	72	662	

LAND DESCRIPTION

TOTAL OB/XF 24,988

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	SFR	100	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/12/2018 BY KBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS

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IN OR 1006/405
CONSERV ESMT PT OR 929/824

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Roof Cover	03	COMP SHNGL 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	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 08

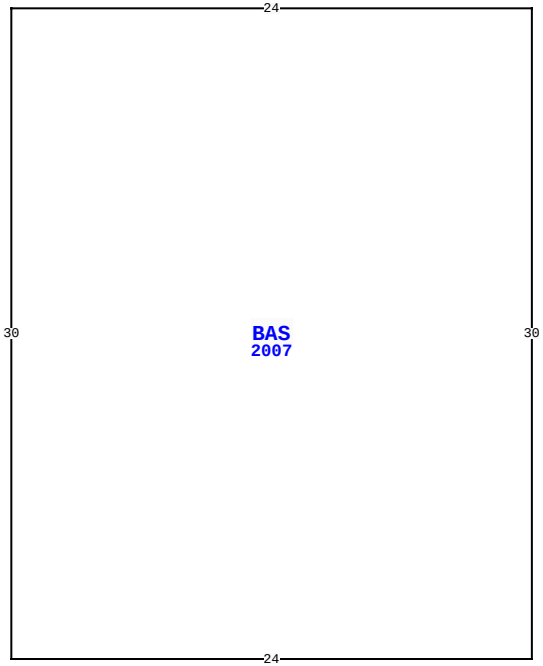
NEIGHBORHOOD/LOC 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	12,344
TOTALS	720		720	12,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	61.2150	21.43	15,430	2007	2007	0	0	0	20.00	80.00

2 GARAGE RES – 100% - 2004 Heated Area: 720 HX Base Yr 2004



54329 SPRING LAKE DR, CALLAHAN

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NASSAU COUNTY PROPERTY

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TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		179,201
TOTAL JUST VALUE		439,745
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: SPRING LAKE ESTATES O

GRANTEE: CROSBY KENNETH SR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W24 S30 E24 N30$.

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

REVIEW DATE 02/12/2018 BY KBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS