BLOCK 3 LOT 1
SPRING LAKE EST #1 PB 5/183

KERLEY RYAN A & JENNIFER M
54366 SPRING LAKE DR
CALLAHAN, FL 32011

2023

46-2N-25-197A-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

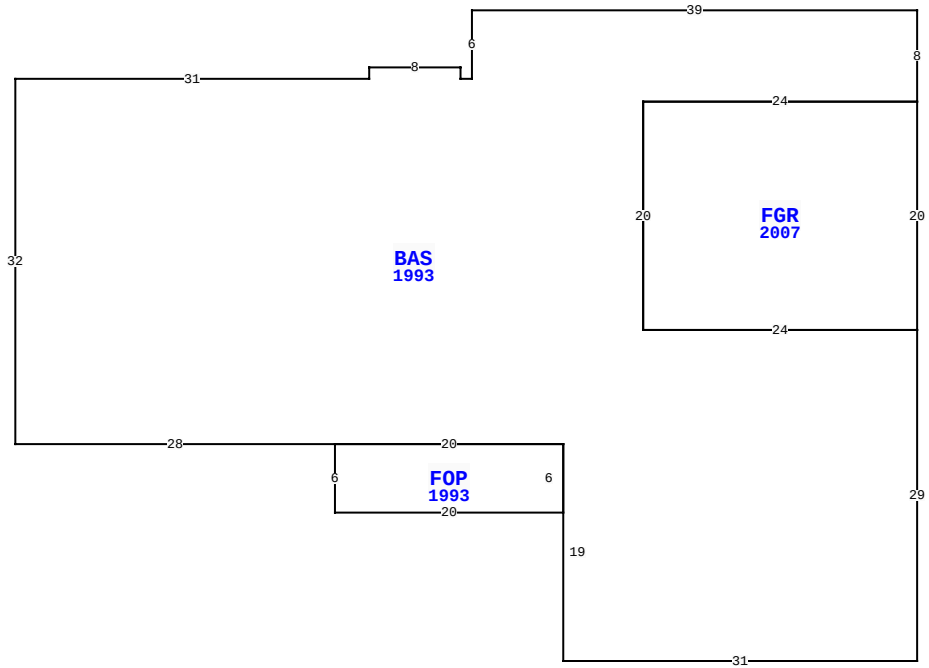
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,879	100	2,879	299,673
FGR	480	55	264	27,479
FOP	120	30	36	3,747
TOTALS	3,479		3,179	330,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,179	100.4640	119.30	379,255	1991	2005	0	0	0	12.75	87.25

1 SNGL FAM – 0% - 2023 Heated Area: 2879 HX Base Yr



54366 SPRING LAKE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	339,986
TOTAL MARKET OB/XF VALUE	19,685
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	409,671
SOH/AGL Deduction	0
ASSESSED VALUE	409,671
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	409,671
TOTAL JUST VALUE	409,671
NCON VALUE	9,086
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007860	REPAIR/RRF	9,225	05/20/2022
21011138	REPAIR/RRF	0	08/20/2021
B974168	GARAGE	12,240	08/01/1997
6537	NEW CONSTR	101,141	06/18/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2649/53	6/09/2023	WD	Q	I	01	530,000
GRANTOR: INTE-GREAT CORPORATIO						
GRANTEE: KERLEY RYAN A & JEN						
2540/0105	2/16/2022	WD	U	I	37	325,000
GRANTOR: O'NEAL JAMES D & LIND						
GRANTEE: INTE-GREAT CORPORAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 S6 W1 N1 W8 S1 W31 S32 E28 FOP=[YR=1993] S6 E20 N6 W20$ E20 S19 E31 N29 FGR=[YR=2007] N20 W24 S20 E24$ W24 N20 E24 N8$.

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	0810	CONCRETE A	0	0	0	0	2,124.00	SF	6.50	6.50	100	1991	1991	3	64	8,836	
2	0810	CONCRETE A	0	0	0	0	783.00	SF	6.50	6.50	100	1997	1997	3	75	3,817	
3	0510	GARAGE WD-	0	0	30	24	720.00	SF	35.00	35.00	100	1997	1997	3	26	6,552	
4	0351	CARPORT MT	0	0	20	12	240.00	SF	10.00	10.00	100	1999	1999	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 19,685

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	0	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 01/06/2023 BY KWA 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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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	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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

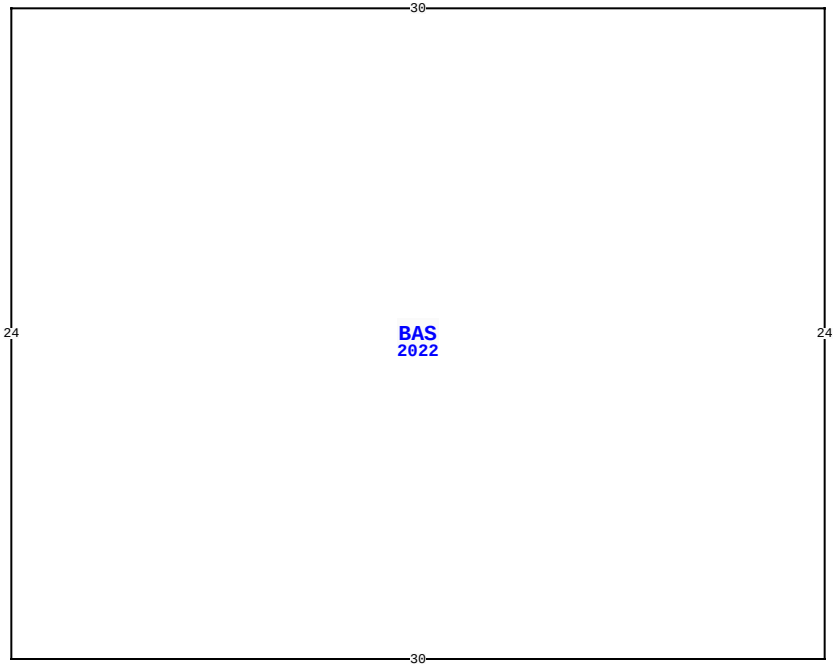
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	9,086
TOTALS	720		720	9,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	63.2500	22.14	15,941	1997	1997	0	0	0	43.00	57.00

2 GARAGE RES – 0% - 2023 Heated Area: 720 HX Base Yr



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TOTAL JUST VALUE	409,671
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GRANTOR: O'NEAL JAMES D & LIND						
GRANTEE: INTE-GREAT CORPORAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S24 E30 N24$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS