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

POULIN GEOFFREY SR & CHRISTINE
54396 SPRING LAKE DR
CALLAHAN, FL 32011

2023

46-2N-25-197A-0003-0030

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

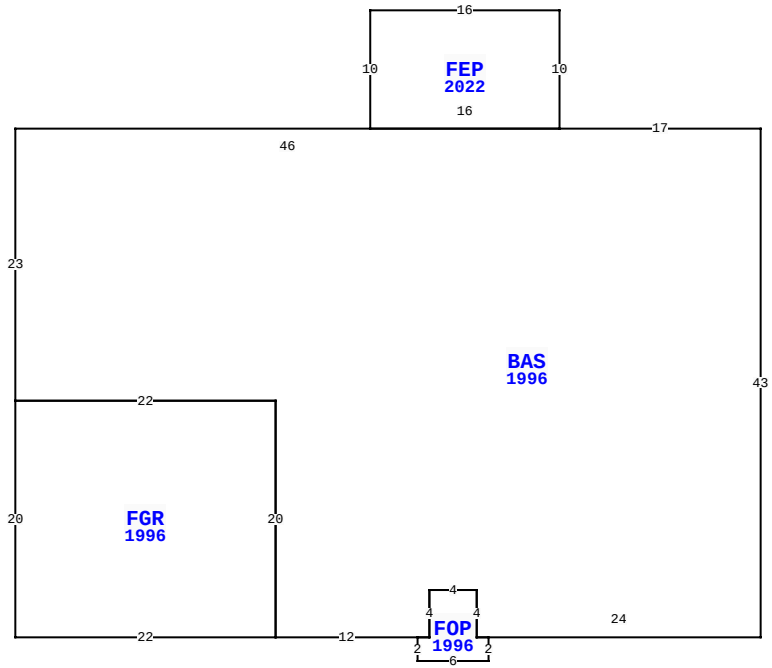
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,253	100	2,253	267,066
FEP	160	80	128	15,173
FGR	440	55	242	28,686
FOP	28	30	8	948
TOTALS	2,881		2,631	311,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,631	114.4080	135.86	357,448	1996	2005	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2023 Heated Area: 2253 HX Base Yr 2023



54396 SPRING LAKE DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		311,873
TOTAL MARKET OB/XF VALUE		36,867
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		398,740
SOH/AGL Deduction		143,028
ASSESSED VALUE		255,712
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		205,712
TOTAL JUST VALUE		398,740
NCON VALUE		13,529
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2301050	GARAGE	83,764	01/25/2023
B17412	SWIM POOL	38,620	03/01/2006
E963015	NEW CONSTR	0	08/01/1996
M96-1828	H/AC	0	08/01/1996
P96-1661	NEW CONSTR	0	08/01/1996
B963150	NEW CONSTR	90,000	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2593/0897	9/26/2022	WD	Q	I	01	560,000
GRANTOR: NOBLES JOHN C & MARY						
GRANTEE: POULIN GEOFFREY A S						
2111/1592	3/02/2017	WD	Q	I	01	290,000
GRANTOR: WRIGHT MATTHEW & JENN						
GRANTEE: NOBLES JOHN C & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W17 FEP=[YR=2022] N10 W16 S10 E16$ W46 S23 FGR=[YR=1996] S20 E22 N20 W22$ E22 S20 E12 FOP=[YR=1996] S2 E6 N2 W1 N4 W4 S4 W1$ E1 N4 E4 S4 E24 N43$.

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	2,071.00	SF	4.00	4.00	100	1996	1996	3	73	6,047	
2	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2007	2007	3	52	19,890	
3	0845	KOOL DECK	0	100	0	0	1,074.00	SF	7.25	7.25	100	2007	2007	3	89	6,930	
4	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1996	1996	3	80	4,000	

LAND DESCRIPTION

TOTAL OB/XF 36,867

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 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